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# **The Grier Partnership**

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**THE CHANGING POPULATION  
OF FALLS CHURCH, VA.  
2001-2006  
AS TOLD BY THE RESIDENTS  
THEMSELVES**

Findings of Two Surveys

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November 2006

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## **SUMMARY: KEY FINDINGS OF THE 2006 SURVEY**

### **1. Introduction: The More Things Change...**

- Residents of the City of Falls Church were enthusiastic about their community when first surveyed in 2001. A 53.7% majority called it “excellent” and 41.8% called it “good,” for a total of 95.5%.
- They continue to regard it highly today. The percent regarding the city as “excellent” is now 48.3%, while those calling it “good” has risen to 45.5%, for a slightly smaller total of 93.8% who rate the city either “excellent” or “good.” A mere 1% of respondents call it “bad.”
- The city’s convenient location and its small size are things many residents like best. But the quality of the Falls Church public schools was an important factor for nearly half when choosing a home here.
- When asked what they dislike most about the city, more than one in three residents answer that there is “nothing in particular” that they don’t like.
- Among those who have a specific complaint, nearly one in four cites traffic and speeding, while almost one in six objects to recent growth and development. Some respondents single out recently built condos. Less than 1% of residents complain about either crime or the schools.
- On average, Falls Church households are relatively well off, and have become even more so since last surveyed in 2001. At that time, 31.1% of those willing to answer the question reported incomes of \$100,000 or more. By the 2006 survey this percentage had increased to 47%.
- The 2000 Census showed Falls Church to have a median family income of \$97,225. This was the highest of any jurisdiction in the Virginia portion of the Washington metropolitan area. The closest runner-up was Fairfax County with \$92,146. Falls Church also beat out all jurisdictions in the portion of the metropolitan area that lies on the other side of the Potomac. We are fairly certain that Falls Church remains well ahead today.
- Falls Church residents are also highly educated and becoming rapidly more so. In 2001 66.9% of respondents reported college educations or higher, of whom 35.4% held post-graduate degrees. By 2006 those reporting college degrees or higher had increased to 74%, and 45% reported post-graduate degrees.
- There has been a small increase in the proportion of householders who are employed, and a fairly sizable drop in the proportion who are retired.

- Perhaps related to these employment changes has been a slight drop in the number of householders who are age 65 or older. Still, one elderly householder in six is employed.
- Most Falls Church households are small, with three out of five containing no more than two persons. Just over one-third contain children, and three in five of these households have four or more members.

## **2. Recent Newcomers to Falls Church**

- Falls Church continues to attract many new residents every year. Since 2000, more than 1,700 households have moved into the city – over one-third (37.2%) of current residents.
- Of those households that are newcomers to the city since 2000, 38.6% have children compared to 27.7% among those who came earlier. A 53.1% majority of the recent arrivals are renters, vs. only 18% of the pre-2000 arrivals, and 27.3% live in single-family detached homes vs. 61.6% of the older residents
- Over three in five (61.3%) of the recent newcomers expect to be on the move again some time in the next 10 years. Of those now expecting to leave the city within the next 10 years, only one in six plans to remain within the metro area.
- Nearly two of three newcomers came to Falls Church from another place in the Washington Metropolitan Area. The largest sources were Fairfax County (27.6%) and Arlington County (22.6%). Together they account for almost exactly half (50.2%) of all the city's recent newcomer households.
- Substantial numbers also came to the city from completely outside the Washington area and from other parts of the world.

## **3. Comparing Households with Children to the Childless**

- Of all households with children, 96.4% rate Falls Church either “excellent” or “good,” vs. 92.5% of the childless.
- In a sizeable minority of the two-person households – 10.1% – the second member is a child 17 years or younger living with a single parent or guardian. In most cases, the adult is separated, divorced or widowed.
- Over two-thirds of the households with children live in single-family detached dwellings. They are only half as likely as childless households to occupy rental apartments. More than three-fourths own their homes.

- Two-thirds of households with children have incomes of \$100,000 or more, compared to 36% of the childless.
- Asked how satisfied they were with the public schools, more than seven out of ten residents with children in them responded “very satisfied.” Less than one in four declared themselves “somewhat satisfied,” and only one in 20 answered “less than satisfied.”

#### **4. Characteristics and Views of Falls Church Seniors**

- Households headed by seniors are generally small, with nearly half having a single member, and less than 10% having more than two. In about one senior household in seven one or more persons are disabled, and in more than three out of four such households that person lives alone.
- Incomes of most elderly households are much lower than those of younger households headed by persons aged 18 to 64. About three in ten elders have less than \$30,000, and 55.1% are below the \$50,000 mark. Only 17.6% of younger householders are in the same position.
- Elderly renters are also much worse off than owners, with nearly half having less than \$30,000 and more than three-fourths below \$50,000.
- While 93.1% of elderly householders rate Falls Church either “good” or “excellent,” only 39.6% of these put it in the “excellent” category. By comparison, 50.5% of younger householders rate the city “excellent,” and 43.8% call it “good,” for a total of 94.3%.
- Slightly over half of elderly householders are still living in homes they acquired before 1980. Only 7% of younger households have been in their homes that long.
- Despite the other differences between them, the types of housing occupied by the two groups vary comparatively little. The main difference is that a slightly lower percent of elders live in detached homes and a somewhat higher percent in condos.
- Seniors who own their homes are much less likely than younger households to still be paying off mortgages – 55.6% are mortgage-free, while this is true of only 16.8% of those 18 to 64.

#### **5. How Incomes Are Related to Characteristics and Attitudes**

- The income structure of Falls Church is heavily weighted toward the upper end, and rapidly becoming more so. Nearly half of householders who gave their incomes report taking home \$100,000 or more. The \$150,000-

and-up bracket is now the largest of all, with just about one-fourth of households.

- The great majority of residents at all income levels regard Falls Church favorably, but those in the upper brackets are somewhat more favorable. At all levels above \$50,000, the combined “excellent” and “good” percentages are 93.4% or higher. Among those with \$150,000 or more, 96.4% call the city at least “good,” and 59.5% regard it as “excellent.”
- Among residents at the highest income bracket, \$150,000 or more, the greatest share praise the city’s “sense of community.” In the next highest level, \$100,000-\$149,999, more emphasize Falls Church’s size and “small-town feel.” At all lower levels, the largest number cite the city’s convenient location.
- Asked if there is anything they dislike, the largest percentage in every income bracket say they can think of nothing in particular. The percentages who say this vary from 27.9% to 45.5%, with all but two being 32% or higher.
- At levels from \$50,000 to \$64,999 and \$80,000 and higher, the main concern is “traffic/speeding.” In those below \$50,000, the focus is on the “price of housing/high living costs”. Residents with between \$65,000 and \$79,999 emphasize “crowding/growth/construction.”
- Interestingly, the highest percentages who can think of nothing in particular to complain of are found in the four lowest income categories, below \$80,000. Yet these same categories give the city the lowest ratings of excellence.
- Also somewhat perplexingly, the highest-income group, which gives the highest overall rating to the city, is the only one in which more than one household in ten (13.4%) complain of “poor city services, management, regulation, and city government.”

## **6. How Characteristics and Attitudes Vary with Type of Housing**

- Nearly half of all dwellings in Falls Church are single-family detached homes, with 48.3%. In second place, with slightly over one-fourth (27.1%), are multi-family rental apartments. Condo units are third in number with 13%, while townhouses make up most of the remainder with 11.1%.
- More than half of residents in both townhouses (55.2%) and single-family dwellings (52.4%) rate Falls Church as “excellent,” while the majority of those in condo and multi-family units consider it “good.” In only one

dwelling type, multi-family rental units, do fewer than 94.5% view the city as either “excellent” or “good.” But even there the total is more than 90.3%.

- When asked what they dislike about Falls Church, however, households in multi-family units are more likely than any other group to answer with “nothing in particular.” Nearly half of them, 47%, respond this way, compared to only 26.1% of residents in single-family detached homes, 30.5% of those in townhouses, and 44.1% of condo dwellers.
- The most common cause of complaint from residents of single-family, townhouse and multi-family dwellings is traffic and speeding. The multi-family dwellers voice this complaint most often (19.7%). Condo occupants are most likely to be concerned about construction and crowding (17.6%), but their second most frequent complaint is also about traffic and speeding (10.2%).
- Length of residence varies greatly with dwelling type. In multi-family units, 63.8% have moved in since 2000. In single-family homes only 26.4% have stayed that short a time. Among townhouse dwellers, the figure is 39.8%, and in condos it is 58.6%.
- Of all Falls Church homeowners, one in four is planning a major home improvement project over the next five years.



## 1. INTRODUCTION

### The More Things Change...

**the more they stay the same** in the City of Falls Church. Well, almost the same. Since we first surveyed its residents in 2001, this small city has continued to attract new residents from both nearby counties and cities as well as from places far from the shores of the United States. The vast majority of its current households (about 4,610 in number), whether they are old-timers or newcomers, still regard it favorably as a place to live. Asked in the new survey how they rated the city, 93.8% of respondents called it either “excellent” (48.3%) or “good” (45.5%).

The combined total giving it such favorable ratings in the 2006 survey is down by 1.7 percentage points, and there has been a slight shift toward “good” as compared to “excellent.” Yet most other cities would doubtless be very happy if their citizens regarded them as highly.

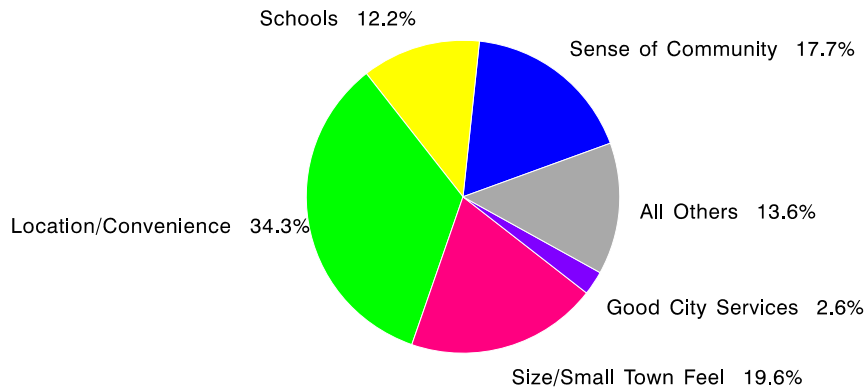
#### How do you rate Falls Church as a Place to Live?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Excellent	53.7%	48.3%	-5.4%
Good	41.8%	45.5%	3.7%
Neither good nor bad	3.0%	4.9%	1.9%
Bad	0.2%	1.0%	0.8%
Don't know	1.3%	0.3%	-1.0%

The public schools still rate as a major attraction for families in deciding to move to or remain in Falls Church. Nearly half of the respondents to the latest survey – 48.7% – report that the quality of the schools was a major factor either in their decision to move to Falls Church (41.8%) or to remain within the city when they moved from one dwelling to another (6.9%). Asked what they like best about living in Falls Church, many also name the schools (12.2%). They also continue to cite such other factors as the city’s convenient location (34.3%), its small size and small town “feel” (19.6%), and its sense of community (17.7%). (See chart, next page)

Some of their most frequent complaints, however, also continue to stem from some of these same characteristics and their impact on Falls Church’s popularity – more traffic, increased crowding, recent condo development, high housing costs and taxes. Yet when asked in 2006 if there was anything they particularly dislike, 34.2% of residents said that they could think of nothing in particular. (This was down from 40.1% in 2001, however.)

## What Do You Like Best About Falls Church?



Survey of Falls Church Residents - 2006

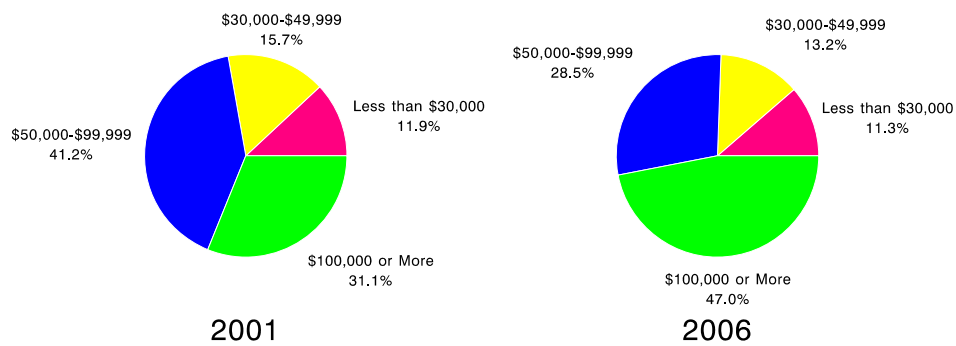
Even the dislikes are still far from serious enough to cause most to regard the city as less than good. While the percentage who regard Falls Church as “bad” has increased five-fold since 2001, it is still only 1.0% – up from only 0.2% (one person in 500.) The percent that regard the city as “neither good nor bad” has also increased, but only from 3.0% in 2001 to 4.9% in 2006.

On average, Falls Church residents are relatively well off, and they have become even more so since we last surveyed them in 2001. The most reliable economic data available for nearby jurisdictions are for 1999 as reported in the 2000 Census. At that time, Falls Church led all eight of its near neighbors in Virginia – the counties of Arlington, Fairfax, Loudoun and Prince William and the cities of Alexandria, Fairfax, Manassas and Manassas Park – in family income, with a median of \$97,225 per family. The closest runner-up was Fairfax County with \$92,146. Falls Church also beat out all jurisdictions in the portion of the metropolitan area that lies on the other side of the Potomac.

We gathered our income data in both the 2001 and 2006 surveys in terms of fairly broad categories, since this substantially improves the response rate. (Even then, about one household in six declined to answer in both years, a proportion that is generally in line with other surveys, including the U.S. Census.) As a result, however, we cannot calculate a median for either year. But we feel fairly certain that Falls Church remains well ahead. Fewer than one in nine respondents who answered the question reported an annual income below \$30,000 in both survey years, but there was a small decline – from 11.9% in 2001 to 11.3% in 2006. At the upper end, \$100,000 or more, however, there was

a much more substantial increase – up by about one-third from 31.1% in 2001 to 47.0% five years later.

## Household Incomes in Falls Church, 2001 and 2006

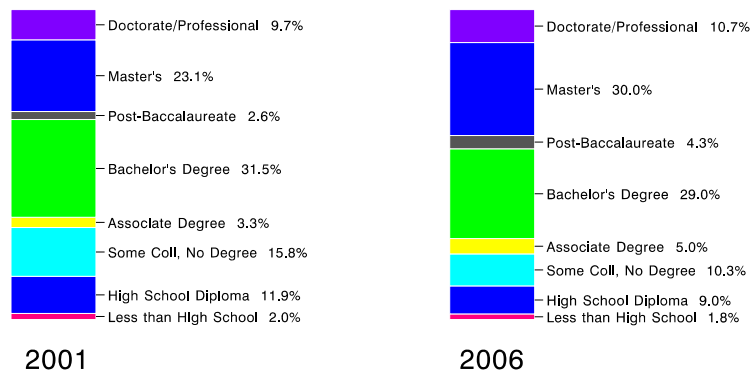


Note: About 1/6th of respondents refused to give their incomes in both years - about the same as in the U. S. Census

Surveys of Falls Church Residents - 2001 and 2006

Falls Church residents are also relatively well-educated and becoming more so. In the 2000 Census, 63.8% reported holding bachelor's degrees or higher. The closest runner-up among the city's neighbors was Arlington County with 60.3%.

## Educational Attainment of Householders in Falls Church - 2001 and 2006



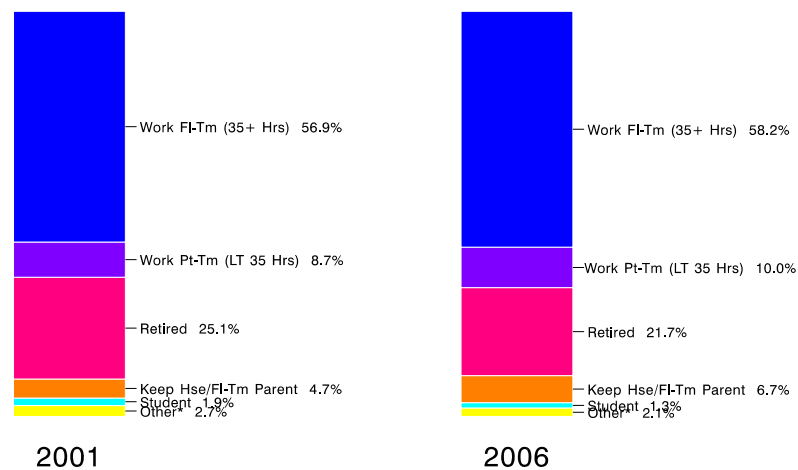
Note: Data exclude "don't knows" and refusals - 0.4% in 2001 and 1.6% in 2006

Surveys of Falls Church Residents, 2001 and 2006

No other jurisdiction reported as many as 55%, although Fairfax County came close with 54.8%. In both 2001 and 2006, more than two-thirds of Falls Church householders held at least bachelors' degrees – 66.7% in 2001 and 72.7% in 2006. The number with education beyond the bachelor's level grew from 35.3% of all respondents to 44.2%.

There have also been small increases from 2001 to 2006 in the proportion of householders who are employed full-time (from 56.9% to 58.2%), and part-time (from 8.7% to 10%). In the same period there has been a fairly substantial drop in the proportion that say they are retired (from 25.1% to 21.7%).

Employment Status of Householders - Falls Church 2001 & 2006



Surveys of Falls Church Residents - 2001 & 2006

Perhaps related to these changes, there has been a slight decline in the proportion of householders who are age 65 or older, and an equally small increase in those between the ages of 18 and 64. The share of households containing children – now about 34% of the total – has remained virtually the same between the two survey years.

The city's population remains predominately white or Caucasian. Their percent of the total, however, has dropped slightly between the two survey years – from 87.8% in 2001 to 84.9% in 2006. The only group that increased by as much as one percentage point was persons of Asian or Pacific Islander origin. Their proportion of the total rose from 3.9% to 5.0%. Persons who identify themselves as Hispanic (who may be of any race or of mixed racial origin) dropped slightly from 5.1% in 2001 to 4.9% in 2006.

A majority of Falls Church residents own the homes in which they live. Nearly half of all homes are single-family detached dwellings, and their share of the total has changed only from 47.8% to 48.5%. There has also been a small increase in the number of townhouses from 10.9% to 11.2%. and a slight drop in the combined share of rental apartments and condo units from 41.1% to 40.1%.

The increasing number of condos has been part of the reason for a four-fold increase in the percentage of residents naming growth, development, increased crowding, and congestion as the problem they most dislike in the city -- from 2.5% in 2001 to 10.0% in 2006. This is now the second most commonly -- mentioned dislike, exceeded only by traffic, which has remained in first place while increasing from 11.5% to 14.6% of the total

While many households contemplate a move sometime over the next 10 years, 15.2% expect the move to be to another home within Falls Church. This is down from 20.9% in 2001, but is still nearly one in six. Of the rest, slightly more than one out of three cannot or do not say where they will go, but the intended destinations of the rest vary widely, with most naming places outside Virginia. As their reason for moving, about one in four cite their dissatisfaction with present conditions -- either in the Washington area as a whole or in the city -- referring to such issues as the price of housing, the cost of living, or high taxes. The most common answer, however, is family considerations. For some of the likely movers it is a job change or an impending retirement while others will return to a place where they've lived before or where they own property.

In the chapters that follow, we shall discuss how the characteristics and attitudes of Falls Church residents relate to the recent newcomers who have come to the city since 2000; the differences in these respects between households with and without children; Falls Church's senior citizens; how characteristics and attitudes differ among income levels; and how they vary with the types of dwellings in which they reside. See Part 8, beginning on page 58, for a detailed comparison of responses to the two surveys.

## 2. RECENT NEWCOMERS TO FALLS CHURCH – WHAT THEY ARE LIKE AND HOW THEY VIEW THEIR CITY

More than 1,700 new households have moved into the City of Falls Church since the turn of the current century, and at the time of the survey these relative newcomers comprised 37.3% of all households living in the city. Such a large transfer of homes is typical of many other older, established suburbs. As residents who came earlier die or move on to other locations, the homes they vacate become available for new occupants.

In many ways the recent newcomers resemble the “old-timer” households that have lived in Falls Church longer. They give the city high ratings, they generally value many of the same aspects of the city, and their complaints are also similar. Their reasons for choosing Falls Church were not unlike those of older residents. They also came to the city from many of the same places, although the proportion from foreign shores is somewhat higher than in some of the earlier periods.

There are fewer elderly persons in the newcomer households, and more children. Yet the proportion of households with only one or two members is about the same for both newcomers and old-timers. The newcomers are more likely to be living in large rental apartment buildings or condos, and less likely to be in single-family detached dwellings. Whether owners or renters, their monthly housing costs for mortgage or rent are usually higher. Although fewer of the newcomers are at the highest income level, the proportion of college-educated adults with advanced degrees is higher than for those who have lived in Falls Church longer.

Table 2-1  
Some Differences Between Newcomers and Old-Timers

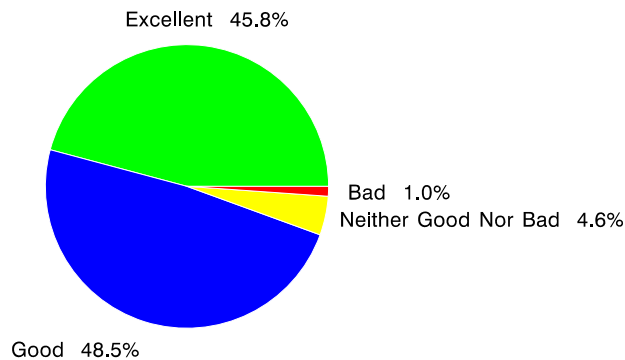
	<u>Newcomers</u>	<u>Old-timers</u>
Households with children	38.6%	27.7%
Households with persons 65+	11.8%	30.4%
Income \$150,000 or more	19.6%	28.7%
Adults with post graduate degrees	50.8%	39.8%
Own home	46.6%	80.8%
Rent home <sup>1</sup>	53.1%	18.0%
Single-family detached home	27.3%	61.6%
Townhouse	10.6%	11.7%
Condo	17.4%	9.7%
Rental apartment	44.1%	17.0%
Mortgage Payment \$2,000 or more	55.3%	31.8%
Rental Payment \$1,200 or more	65.0%	49.1%

<sup>1</sup> A small number of households neither own their homes nor pay cash rent.

How Newcomers Feel about Falls Church— More than nine out of 10 household heads (94.3%) call the city an excellent or good place to live. Those rating it “good” have a slight edge over those calling it “excellent”, but the difference is not large – 48.5% vs. 45.8%. Only a tiny minority of newcomers – 1% – rate the city as “bad”, but 4.6% are indifferent, calling it “neither good nor bad”.

## How Recent Newcomers Rate Falls Church

Residents Who Moved to Falls Church in 2000-2006

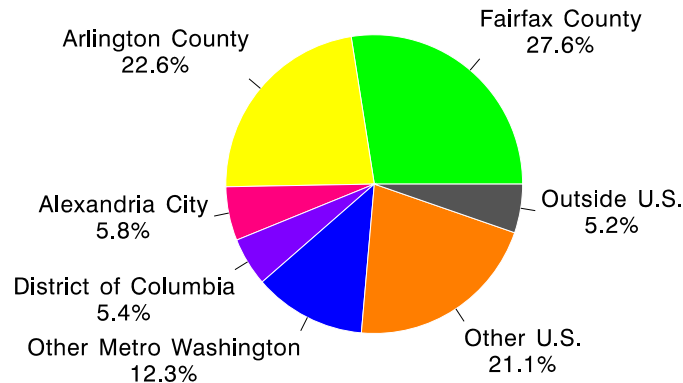


Survey of Falls Church Residents - 2006

Why They Chose Falls Church – More than one in four newcomer households were drawn to Falls Church by its schools – the most important consideration for 27.7% of the households who have moved to the city since 2000. (An additional 16.4% indicated that the schools were a consideration in their decision, but not the most important one.) In second place is the city’s convenient location, a factor for 15.8% when they chose the city. Others identified more specific location factors, including its convenience to their workplace, cited by 10.9%, and its proximity to public transportation (7.6%). Others were attracted by the price of available housing (7.9%), while still others were looking for a home they liked and found it in Falls Church (7.7%).

Where They Came From— Most newcomers did not travel very far when they moved into the City of Falls Church. More than seven out of 10 already lived in the Washington Metro Area, with the two adjacent counties sending the largest number of new residents: 27.6% had previously lived in Fairfax County, and 22.6% in Arlington County. Only two other area jurisdictions contributed more than 5% – Alexandria (5.8%) and the District of Columbia (5.4%). More than one in five newcomers (21.1%) came from outside the metro area, but within the United States, while one in 20 had previously resided in a foreign country.

## Where Newcomers to Falls Church Came From



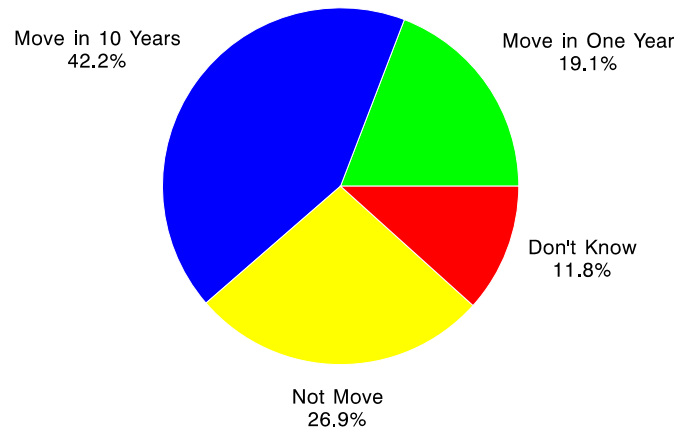
Survey of Falls Church Residents, 2006

Plans to Move – Despite their recent move to Falls Church, many of the newcomers are expecting to move again within the next 10 years. Nearly one out of five (19.1%) expect the move to take place within a year, while two out of five (42.2%) anticipate that it will occur within the next two to 10 years.

Among those who expect to move, more than one out of five (21.4%) would like their next home also to be in Falls Church. An additional 16.6% expect to move to another jurisdiction within the Washington Metro Area. Another 14.8% plan to relocate somewhere else in the United States, while 3.2% will leave the U.S. altogether. More than a third (34.6%), however, say they do not know where they will be going, and 9.4% give only a description of the kind of environment they will be seeking – for example, "somewhere tropical" or "a place on a lake".



## When Recent Newcomers Plan to Move



Survey of Falls Church Residents - 2006

One out of four householders who plan to move out of Falls Church (25.1%) cite family considerations as the most important reason why they will leave the city. For others, the principal reason is related to their employment, including changing jobs (15.2%), moving closer to work (2.6%), and retiring (8.4%). About one out of six (17.7%) say lower-priced housing is the main draw of a new location. Other frequently mentioned responses include seeking an urban lifestyle and a younger populace (7.9%), finding a better house (5.7%), and returning to a place where they had lived before or own property (5.6%).

Table 2-2  
Reasons Newcomers Plan to Leave Falls Church

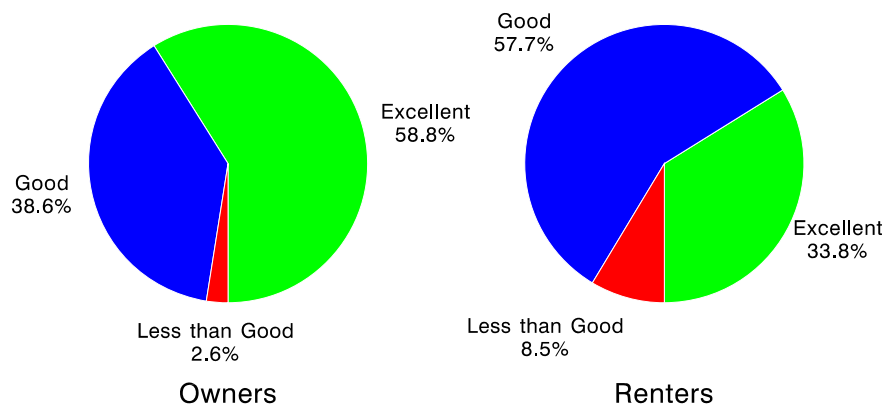
A job change	15.2%
Price of housing	17.7%
Family reasons	25.1%
A better house	5.7%
An urban lifestyle/ younger crowd	7.9%
Retirement	8.4%
Lived there before/ own property	5.6%
Other reasons given	18.0%

Newcomer Homeowners vs. Newcomer Renters – Somewhat fewer than half of the households who have moved to Falls Church since 2000 own the homes they

now occupy – 46.6%, to be exact. As a group, the recent homebuyers are even more enthusiastic about the city than are all recent entrants, with a 58.8% majority rating it as an “excellent place to live”. Another 38.6% call it “good”, for a total favorable rating of 97.4%.

The recently arrived renters, who are 53.1% of all newcomers, are not as enthusiastic as their homeowner counterparts, with only about one-third calling the city “excellent”. But well over half rate it good, for an overall favorable rating of 91.5%.

#### How Newcomer Owners and Renters Rate Falls Church



Survey of Falls Church Residents - 2006

The city’s sense of community, its size and small town feel, and its convenient location get about equal votes from new homeowners as what they like best about Falls Church, each garnering about one-fifth of the total. Among the new renters, the city’s location ranks first with 28.1%. Its sense of community comes second with 14.7%, and its size and small-time feel comes in third with 9.6%.

Table 2-3  
What Newcomer Owners and Renters Like Best

	<u>Owners</u>	<u>Renters</u>
Sense of community	20.7%	14.7%
Size/small town feel	20.4%	9.6%
General location	20.3%	28.1%
Schools	14.5%	5.8%
Convenient to Beltway, major highways, Metro	10.0%	8.4%

When asked what they dislike most, both groups are most concerned about traffic and speeding. But while 20.4% of renters rank it first, a smaller 10.5% of all owners feel the same way. Renters put the price of housing and high living costs in second place with 13.1%, while owners are more likely to be concerned with growth and development (9.7%). Nonetheless, substantial portions of both newcomer groups can think of nothing in particular that they dislike – among owners, 39.8% and among renters, an even larger 44.4%.

Table 2-4  
What Newcomer Owners and Renters Dislike Most

	<u>Owners</u>	<u>Renters</u>
Traffic	10.5%	20.4%
Price of housing/cost of living	3.7%	13.1%
Growth/development, construction/condos	9.7%	6.4%
Nothing in particular	39.8%	44.4%

When it comes to the most important thing they were looking for when they settled on Falls Church, 37.4% of the recent homebuyers say it was the quality of its schools. While schools were not the most important consideration for the rest of the recent homebuyers, an additional 23.7% say the city's school system was a factor in their decision. Thus a total of 60.9 % – more than three out of five – took them into consideration.

This is not very surprising since 52.2% of newcomer owners now have children below age 18. Among the recent renters, 19.6% say the schools were the most important reason, and an additional 9.9% say they were a factor in their decision to locate in the city – for a total of 29.5%. In this group, 27.1% have children under 18.

Table 2-5  
Most Important Reason for Moving to Falls Church

	<u>Owners</u>	<u>Renters</u>
Schools	37.4%	19.5%
General location	18.9%	12.7%
Convenient to work	7.4%	13.9%
Near public transportation	3.0%	11.8%
Near family, friends	0.9%	5.8%
Price of housing	5.5%	10.1%

Recent homebuyers gave second place to the city's convenient location, both in general and relative to work, public transportation, and family and friends, which 30.2% rated most important. Renters, on the other hand, rated locational factors more important; 44.4% mentioned them.

Many of the new owners are carrying a fairly heavy load of debt for their new homes. Over half of those who are willing to disclose their mortgage costs<sup>2</sup> are paying \$2,000 or more every month. One-quarter (25.2%) are paying \$3,000 or more. On the other hand, about one in nine newcomers have no mortgage on their new home, perhaps in some cases the result of the sale of a previous dwelling. And many of the new owners have substantial household incomes – 68.7% take home \$100,000 or more, and 39.2% are at the \$150,000+ level. Only 7.8% have incomes lower than \$50,000.

By contrast, nearly four renters in five (78.7%) take home incomes under \$100,000. At the lower end of the income scale, 17.7% – a bit less than one in six – must get by on less than \$30,000.

Nearly a third of the newcomer owners are planning on undertaking a major home improvement project in the next five years. The most favored will be a modernized kitchen or bathroom, planned by 40.5%. The second most popular type of improvement, planned by 38.0%, will be the addition of one or more rooms to the house, in some cases adding a second story. A smaller number of the new owners (6.3%) intend to extensively remodel the interior of the house or to demolish it completely and build a new one. Less expensive improvements include finishing an unfinished basement (7.0%), adding a porch or deck (2.5%), replacing windows (2.0%), installing hardwood floors (1.1%), expanding or adding a garage (1.0%), and landscaping (0.9%).

In answer to a question asked of all prospective movers about whether they would consider buying a house that they didn't particularly like but that was in a desirable location, with the intention of demolishing it and building a new house, more than a third of the newcomer owners (34.2%) say that they would be willing to do so. (This is about twice the 17.3% reported by homeowners in Falls Church who came to the city prior to 2000, including those who had lived there all their lives.) Only 20.6% of newcomer renters would consider such an option.

The newcomer owners and renters differ considerably in the kinds of dwellings they occupy. While the majority of owners (52.6%) live in single-family detached houses, this is true for only 6.2% of the renters. They are overwhelmingly likely to reside in multi-family rental structures. Townhouses are ten times more likely to be the residences of newcomer homebuyers – 20.2% of owners vs. only 2.0% of renters. Condo units are almost three times as likely to be occupied by owners (26.7%) than renters (9.8%).

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<sup>2</sup> 23.2% of the new homeowners refused to answer the question about their mortgage cost.

The great majority of the new renters – 81.4% – reside in multi-family apartment buildings. Another 9.8% are renting units in condo complexes. Only 6.2% are renting single-family detached homes, and the proportion living in townhouses is even smaller – 2.0%. More than three-fifths (62%) of the renters are paying \$1,200 or more a month for their housing.<sup>3</sup>

Four out of five newcomer renters expect to move again within the next 10 years, and well over one-fourth (28.4%) within the next year. While more than a third of all movers say they don't yet know their next location, nearly one-quarter want to remain in Falls Church. Almost all of the renters planning to stay in the city expect to buy their next home.

The newcomer renters differ in a number of other ways from the owners. Fewer of the renters than owners have children, for example. A bit over one-fourth of the renter households contain children, compared with more than half of the owners. Their households are smaller, on average, also. Three out of four (75.1%) consist of only one or two persons, and more than half of these contain a single person living alone. One new owner in seven lives alone, but the proportion of two-person households is close to the same for both groups – 32.8% for renters and 31.1% for owners.

Although 73.8% of newcomers identify themselves as white and non-Hispanic, there are more members of racial and ethnic minorities among the renters. Altogether 7.2% of the new renters are Black vs. 4.4% of the owners. Persons of Asian origin are 11.7% of the renters vs. 6.9% of the owners. Hispanics make up 4.7% of the renters, and 4.5% of the owners.

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<sup>3</sup> 5.4% of the renters declined to give the amount they were paying.

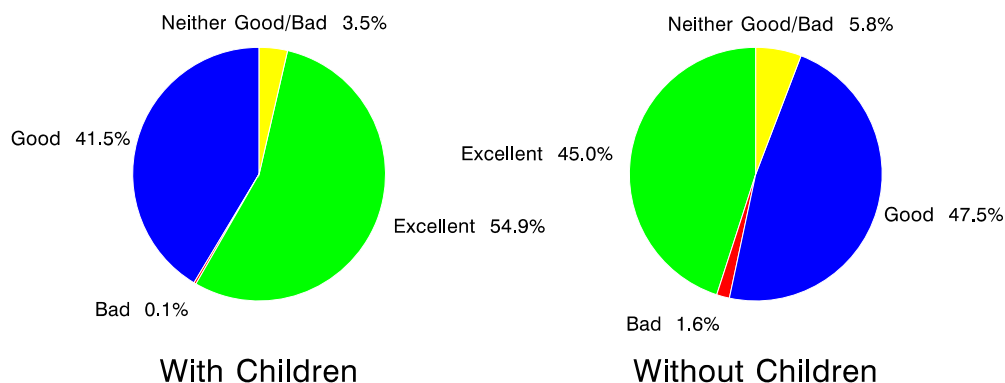
### 3. Comparing Households with Children to the Childless

Just slightly over one-third (about 1,566 or 34.0%) of all Falls Church households contain children. They differ in many ways from the city's childless majority. Very few heads of households with children present – a mere 1.1% – are elderly. Among the approximately 3,044 childless, almost three in ten – 29.3% – have passed their 65<sup>th</sup> birthdays.

The households with children are larger on average, not surprisingly. Three in five – 59.8% – have four persons or more. By contrast, only one childless household in eight has more than two occupants, and only about 3% contain as many as four occupants. As a result, even though childless households in the city outnumber those with children nearly two to one, in terms of the total persons actually living in them they are outnumbered.

How They Feel About Falls Church as a Place to Live – When asked how they rate Falls Church as a place to live, substantially more households with children rate the city as “excellent” than do those without. Among the former, 54.9% call it “excellent,” compared to 45.0% of the latter.

#### How Householders With & Without Children Rate Falls Church



Survey of Falls Church Residents - 2006

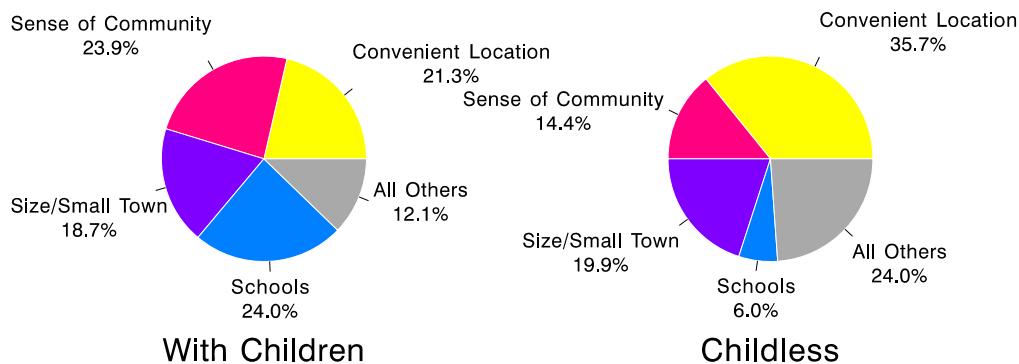
Because childless households are nearly twice as numerous as those with children, they are 61.6% of those calling the city “excellent.” The combined percent of childless that considers Falls Church to be either excellent or good is 92.5%, compared to 96.4% among households with children.

Of the remaining childless, 5.8% consider the city “neither good nor bad.” Only 1.6% call it “bad.” Those who are so critical amount to only nine households out of the more than 1,200 in the sample we interviewed. Among households that contain children of school age, a mere 0.1% – represented by a single household among all those interviewed – rates the city that harshly.

Asked what they like most about Falls Church as a place to live, close to one-fourth of the households with children (24.0%) cite the quality of the schools. An almost equal 23.9% mention its “sense of community.” Childless households are more likely to mention the city’s convenient location relative either to D.C., to workplaces, or to transportation (35.7%), or its size and “small-town feel” (19.9%).

## What Do You Like Best About Falls Church?

Views of Households With and Without Children



Survey of Falls Church Residents, 2006

Asked if there is anything they particularly dislike, a close to identical 34.6% of households with children and 34.0% of childless households answer that there is nothing in particular. This is a far larger percentage than among those mentioning any single negative factor. Among those factors, only two – traffic and speeding and issues involving crowding, growth and development – are mentioned by 10% or more of residents.

Traffic and speeding concern 14.7% of all Falls Church households, and growth and development are cited by 10.1%. A higher percentage of the childless

households mention traffic and speeding (16.6%) than those with children (11.0%). There is little difference between the percentages mentioning growth and development – 10.4% for households with children and 9.9% for those without.

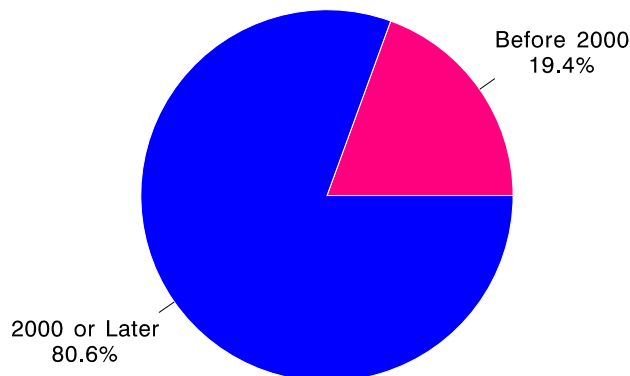
How Long They Have Lived in the City – Households with children 17 or younger are somewhat more likely to have moved to Falls Church between 2003 and 2006 than those without – 29.5% of the total vs. 21.8%. Those whose children are all under five are more than twice as likely to have moved to the city in that period than those whose children are all of school age – 51.0% vs. 23.0%.

Among those who moved to Falls Church between 2000 and 2002, the difference between those with children of any age and those with none is also considerable – 23.3% vs. 15.2%. The difference between those with only preschool and only school-age children is somewhat less pronounced – 29.6% vs. 22.5%.

Looking at the difference between the number with children under 18 who came to Falls Church before and after 2000, the earlier arrivals are somewhat less likely than those who arrived after the beginning of the new century to have children under 18. In percentage terms, although the pre-2000 arrivals are 57.7% of the total number of households, they constitute 47.2% of all with children 17 or younger compared to 52.8% for those who arrived later.

When it comes to having preschool-age children, the difference is much greater. Households who came prior to 2000 are only 19.4% of those whose children

Percent Of Households All of Whose Children Are of Preschool Age  
Who Entered Falls Church Before 2000 and in 2000 or Later



Survey of Falls Church Households - 2006



are all under five; those who came later make up 80.6% of the total. Among those with no children, on the other hand, the pre-2000 households are 63.0% of the total compared to 37.0% for those arriving later.

Where They Came From – Asked where they had lived before their most recent move, households with children mention a wide variety of locations, but the largest percentages cite three places: Fairfax County (22.8%), Arlington County (18.5%), and another home in Falls Church itself (17.5%). These three jurisdictions – the other two of which immediately adjoin the city – account for a 58.8% majority of all households that contain children. Another 18.8% came from places completely outside the Washington Metropolitan Area. That leaves only 22.4% of origins to be divided among all other locations in Maryland, Virginia, and the District of Columbia.

It would appear that their close familiarity with Falls Church led many families in the adjoining jurisdictions who had children to prefer the city and its highly regarded schools. But almost the same total percentage of households who are currently *without* children had come from these same jurisdictions – 59%, including 23.9% from Arlington, 24.5% from Fairfax, and 10.6% from elsewhere in Falls Church. Many of these households, however, had probably chosen Falls Church when they were younger and had school-age children themselves.

Key Factors in Choosing Falls Church – The schools, in fact, are cited by 53.7% of all households with children as the most important thing they were looking for when they moved to Falls Church. The schools are ranked second most important by households without children, with 14.3% mentioning them. Only “convenient location” ranks higher with 18.8% of these childless households. “Convenient to work” comes in a close third with 13.2%. We conjecture that many of the currently childless people citing schools as most important are either older people who had moved to the city when they still had children or were expecting them, or are younger people who are looking forward to starting families in the near future.

Dwelling Types – The residential patterns of Falls Church households with and without children differ considerably. A bit more than two-thirds of households with children – 68.5% – live in single-family detached dwellings. Of the rest,

Table 3-1  
Type of Housing Occupied by Households With and Without Children

	<u>With Children</u>	<u>Childless</u>
Type of dwelling		
Single-family detached	68.5%	38.0%
Townhouse	9.0%	12.3%
Condo	6.2%	16.8%
Rental apartment	16.1%	32.6%

9.0% occupy townhouses, 6.2% are in condos, and 16.1% reside in multi-family rental units. Among those without children, the situation is quite different. Somewhat more than half as many – 38.0% – occupy single-family homes, while a larger 12.3% live in townhouses, 16.8% are in condos (where they make up 84% of all occupants), and 32.6% – almost exactly twice the percent of those with children – reside in multi-family rentals.

Tenure – Both kinds of households are predominantly homeowners, but the percentages are different. Among those with children, 77.2% own their dwellings and 22.8% rent them. Among the childless, 62.5% are homeowners and 36.2% are renters.

Incomes – Households with children are, on the whole, considerably better off financially than those without. Among the former, 36.1% report annual incomes of \$150,000 or more and another 30.3% say they receive between \$100,000 and \$149,999, for a total of 66.4% who are at or above the \$100,000 level. Among childless households, only a bit over half as many, 18.8%, report receiving incomes at or above \$150,000, while somewhat over half as many, 17.0%, say they take in \$100,000 to \$149,999 – for a total of 35.8% at or above six figures. At the other end of the income scale, 14.9% of childless households report incomes below \$30,000, vs. only 5.0% of those with children. Note that these percentage figures exclude those who refused to divulge their incomes – 10.2% of those with children and 17.7% of the childless.

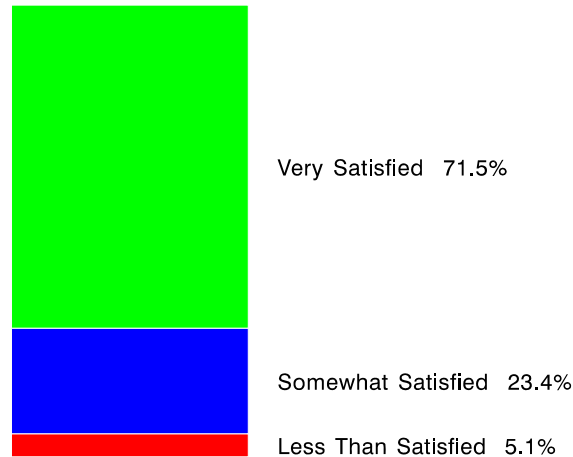
Table 3-2  
Income of Households With and Without Children  
for those reporting their income

	<u>With Children</u>	<u>Childless</u>
Below \$30,000	5.0%	14.9%
\$30,000 to \$49,999	7.8%	16.2%
\$50,000 to \$64,999	4.8%	11.7%
\$65,000 to \$79,999	7.3%	10.9%
\$80,000 to \$99,999	8.7%	10.4%
\$100,000 to 149,999	30.3%	17.0%
\$150,000 or more	36.1%	18.8%

Attitudes Toward the Schools – When households with children enrolled in the schools are asked, “Overall, how satisfied would you say you are with Falls Church public schools?” 71.5% say they are “very satisfied,” 23.4% say “somewhat satisfied,” and the remaining 5.1% are split between who declare themselves either neutral or dissatisfied, or refuse to respond.

When surveyed in 2001, 82.3 % had responded that they were “very satisfied,” and 12.7% said they were “somewhat satisfied,” leaving 5.0% who were less than satisfied – very close to the percentage who feel similarly today. Thus the change, while substantial, has been almost entirely a shift from a very high level of satisfaction to a somewhat lower one.

#### How Satisfied Falls Church Households Are with Their Public Schools\*



\*Question asked only of households with children currently enrolled

Survey of Falls Church Residents - 2006

We wondered if some segments of the public might be less satisfied with the schools than others, so we looked at a number of personal characteristics that we thought might possibly be related to the level of satisfaction: income level, race and Hispanic ethnicity, owner/renter status, type of dwelling unit, educational attainment, length of residence in Falls Church, and general level of satisfaction with the city.

We found no systematic relationship between degree of satisfaction with the schools and some of these characteristics. With income level, however, satisfaction is highest among respondents at both the lowest and the highest income levels and lowest in the middle-income range between \$50,000 and \$99,999.

The difference between the extremes of the income distribution and the middle portion is substantial. Among respondents with incomes between \$50,000 and \$99,999, 56.1% declare themselves “very satisfied,” 34.5% say they are “somewhat satisfied,” and 9.4% say they are not at all satisfied. There is almost no difference between the two extremes of the distribution in the percentage saying they are “very satisfied,” however. At under \$50,000, it is

76.7%, and at \$100,000 and above it is 76.5%. However, at the lower end no respondents declare themselves “very dissatisfied,” while at the upper end 5.3% do.

There is also a difference in satisfaction with the schools among occupants of some types of dwellings. The level of satisfaction is virtually the same for those residing in single-family detached and townhouse units – 71.6% among the former and 71.4% among the latter declare themselves “very satisfied.” But satisfaction is much lower for condo occupants, at only 46.2%, and it is considerably higher for residents of multi-family rental units, 81.4%. The satisfaction level also differs substantially with tenure – with 69.5% of homeowners saying they are “very satisfied,” compared to 78.0% of renters.

Finally, we have found a particularly strong relationship between residents’ satisfaction with the schools and their overall opinion of Falls Church as a place to live. Among respondents with children in the public schools who regard the city as “excellent,” 82.8% say they are “very satisfied” with the schools. Among those who say the city is “good,” the share saying they are “very satisfied” drops to 61.4%, with 30.3% declaring that they are “somewhat satisfied” and 7.5 percent expressing lower levels of satisfaction. Among those who declare the city to be “neither good nor bad,” only 11.6% say they are “very satisfied” with the schools, while 67.4% are “somewhat satisfied” and 21% report that they hold still lower opinions of them.

Children in Households with Only One Adult – The survey did not collect information on the characteristics of individual members of the household other than the respondent. However, a comparison of household sizes with the presence of children under age 18 found 165 children living with a single adult in a home with only two members. In all cases, the adult indicated that his or her marital status was either single, separated, divorced or widowed. In almost all cases, the adult was a female although there was a sprinkling of men also.

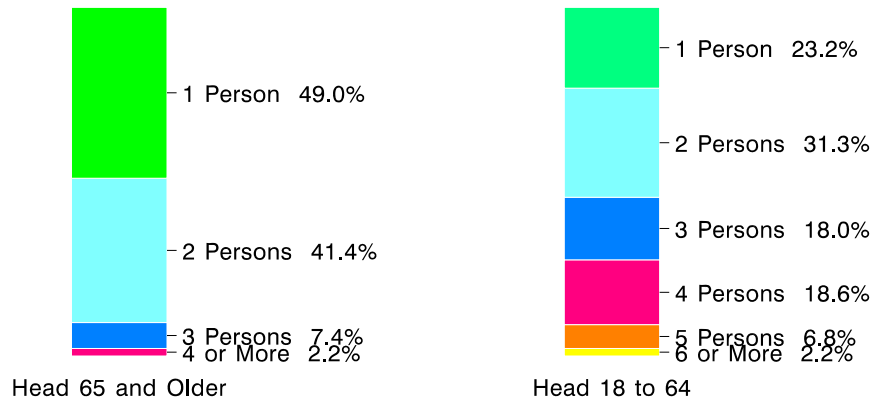
In most other respects, the range of their characteristics was similar to that of other households in the city. Well over 90% gave the city a rating of either “excellent” or “good”. A majority had moved into their present homes since 2000, but a number had previously lived in Falls Church. A majority expect to move again some time in the next 10 years. Slightly more than half own their current dwellings, but most of the renters live in multi-family apartment buildings. Their incomes range from under \$30,000 to \$150,000 or more. About one in eight is Hispanic, more than twice their representation among all residents of Falls Church, but the largest number by far are white and non-Hispanic.

#### 4. Characteristics and Views of Falls Church Seniors

Nearly one in five householders in the City of Falls Church is 65 years of age or older – about 911 households in all. More than half (50.5%) of them have resided in the same dwelling for more than a quarter of a century or have lived in it all their lives. Almost one in five (18.1%), however, moved into their present home in 2000 or later. Some of these had previously lived elsewhere in Falls Church, but most are newcomers to the city.

Characteristics of Senior Households – Households headed by persons 65 and over are generally small. Nearly half (49.0%) consist of only a single person living alone. Another 41.4% have only two members. An additional 7.4% of senior households contain three persons, leaving a balance of only 2.2% with four or more. Among households with younger heads, there are fewer than half as many with only a single person, but over 12 times as many with more with four or more members – 27.6%.

Sizes of Falls Church Households With Heads 65 and Older and 18 to 64\*



\*Data exclude refusals

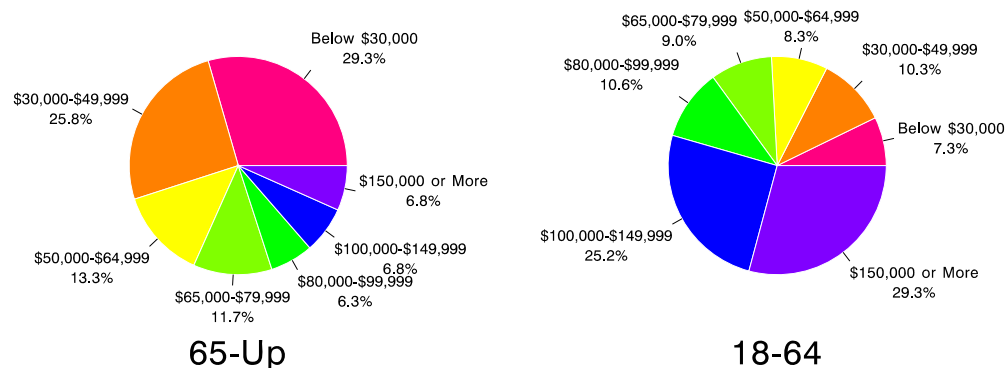
Survey of Falls Church Residents, 2006

One survey question asks if anyone in the household is disabled, that is, needs help with everyday activities. In about one Falls Church household in seven that contains one or more persons 65 or older (13.7%), the answer is yes. In households where the respondent himself or herself is 65 or older, that person answers the question affirmatively in 6.9% of cases. Slightly more than three-fourths of these live by themselves. In a survey covering a wide range of topics, we did not determine the nature and severity of the disability or whether

“everyday activities” might include such an aid as having someone come in once a week to clean the house. Nevertheless, we think this issue may warrant some investigation by the city.

Household incomes of Falls Church seniors are, on average, much lower than those of younger people. Among seniors who have responded to the income question<sup>4</sup>, 29.3% report an annual income below \$30,000. The comparable figure for younger householders is 7.3%. And the same 29.3% that have the lowest incomes among elders have the highest incomes among the non-elderly.

## Incomes of Falls Church Households 18-64 and 65 or Older



Note: 18.8% of those 65+ and 14.2% of those 18-64 refused to give their incomes

Surveys of Falls Church Residents - 2001 and 2006

A cross-tabulation of income with tenure suggests that many elderly residents of Falls Church could be house-rich but cash-poor, or nearly so. One out of five elderly homeowners responding to the survey question reports an annual income of less than \$30,000, and another nearly one out of four gives their income as between \$30,000 and \$49,999. Elderly renters are even worse off. Close to half (49.1%) say their income is below \$30,000, and 28.8% put it at the next higher level, under \$50,000. No renters surveyed report incomes of \$100,000 or more.

<sup>4</sup> 18.8% of seniors refused to answer questions about their income, a fairly typical rate for most surveys, including the U.S. decennial census. The refusal rate for households headed by persons from 18 to 64 years was 14.2%.

Table 4-1  
Income of Households Headed by Persons 65 and Over by Tenure  
for those reporting their income

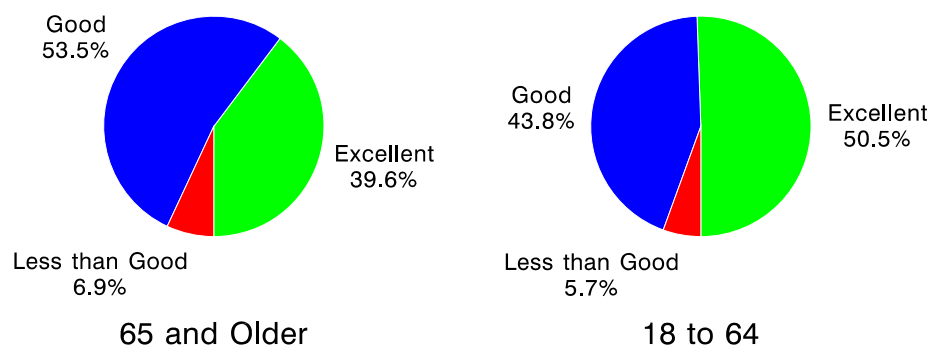
	<u>Owners</u>	<u>Renters</u>
Below \$30,000	20.1%	49.1%
\$30,000 to \$49,999	24.9%	28.8%
\$50,000 to \$64,999	14.2%	10.8%
\$65,000 to \$79,999	14.4%	5.7%
\$80,000 to \$99,999	6.7%	5.7%
\$100,000 to 149,999	9.8%	0.0%
\$150,000 or more	9.8%	0.0%

Like the city's population generally, Falls Church seniors are well educated. More than two-thirds have some education beyond high school, and more than four out of 10 have one or more college or graduate degrees. Nearly one in six currently holds a job.

More than two-fifths of the employed elders are still working 35 or more hours per week. Two out of five of these full-time workers and one in eight of those employed part-time take in \$150,000 or more a year – not necessarily all from jobs. By contrast, six out of ten retired elderly households have incomes under \$50,000 a year, and three out of ten must get by on less than \$30,000.

How Seniors feel about Falls Church – More than nine out of 10 residents who have passed their 65<sup>th</sup> birthday view Falls Church as either an excellent or a good place to live, but they are less likely than younger adults to give the city the highest accolade. Only 39.6% rate the city as “excellent”, as opposed to 50.5% of those whose ages range from 18 to 64. But more seniors call Falls Church a “good” place to live – 53.5% vs. 43.8% of younger adults. Many fewer seniors rate the city “bad”, but their percent of all persons in their age group is a bit over four times that for younger residents– 2.5% vs. 0.6%. Those seniors who have moved recently are less likely to rate the city excellent than those who have been in their present homes longer, but they are more likely to judge it as good.

## How Householders 65 or Older and 18 to 64 View Falls Church



Survey of Falls Church Residents - 2006

The city's convenient location is cited by older people most often (26%) as what they like best about Falls Church. Second place goes to its size and small town feel (19.9%) and third to its sense of community (13.9%). These are also the top scorers among younger adults, for whom schools are the fourth most frequent answer to the question of what they like best. Only 4.1% of seniors mention the schools as what they now like best about the City, but in answers to other questions many indicate that it had been a factor in their decision when they moved in.

Almost exactly the same proportion in both age groups say there is nothing they particularly dislike about Falls Church – 34.0% for persons 65 and over and 34.4% for younger adults. Older people are somewhat more concerned than others about traffic and speeding, but it is the second most frequent answer to the question given by both groups. High taxes is next in line for the seniors, followed closely by references to recent growth and development. Younger people also complain about growth, but they are somewhat less concerned about taxes and considerably more about the price of housing and living costs in the city.

When They Moved and Where They Moved From – Slightly over half of all senior householders (50.8%) are still living in the homes they acquired before 1980. A few have actually lived in the same dwelling all their lives (3.2%) or moved into them before 1950 (3.2%). Most, however, first occupied their present homes in roughly equal proportions in each of the three decades from 1950 to 1979. Only



7% of younger adults had either resided in their present homes all of their lives, or had moved into them before 1980.

Table 4-2  
When Seniors Moved into Their Present Homes  
Compared with Younger Adults

	<u>65 Years or Older</u>	<u>18-64 Years</u>
Lived there all my life	3.2%	1.5%
Before 1950	3.2%	0.2%
1950-1959	13.7%	0.4%
1960-1969	14.3%	0.4%
1970-1979	16.4%	4.5%
1980-1989	14.0%	12.5%
1990-1994	5.6%	10.7%
1995-1999	11.3%	21.0%
2000-2002	4.7%	21.4%
2003-2006	13.6%	27.3%

Nevertheless, quite a few of the seniors are recent movers. Nearly one in five (18.3%) say that their last move occurred in 2000 or later. But the proportion of younger adults who moved this recently is more than two and a half times as large – a whopping 48.7% of younger adults made their most recent move into a new residence in the first years of the current century.

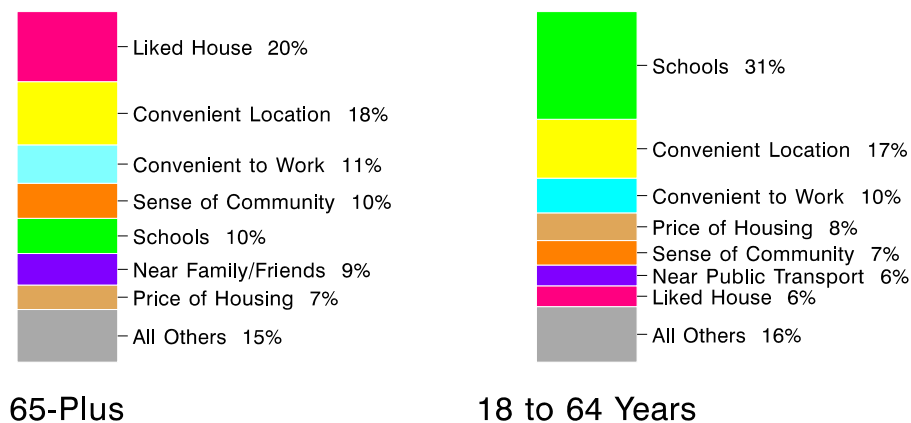
Regardless of when they last moved, older residents of Falls Church came from many places: from nearby cities and counties in the metro area, from elsewhere in the U.S., and from abroad. More than half of all current senior residents moved from someplace else in the Washington Metropolitan Area, however, with the largest numbers coming from Arlington (26.9%) or Fairfax County (21.3%). Still, one in five (20.2%) chose Falls Church when they first arrived in the metro area, either from elsewhere in the U.S. or from abroad. For about one in six (17.0%), the move was from one place in Falls Church to another.

Table 4-3  
Where Seniors Lived Before Moving into Their Present Homes  
Compared with Younger Adults

	<u>65 Years or Older</u>	<u>18-64 Years</u>
Lived in Falls Church Entire Life	3.2%	1.5%
Another place in Falls Church	17.0%	12.3%
Arlington County	26.9%	21.6%
Fairfax County	21.3%	25.1%
Other jurisdictions – metro area	10.7%	19.2%
Other U.S.	17.8%	15.9%
Outside U.S.	3.1%	4.4%

The most frequent consideration in choosing a place to live was “finding a house I liked”. Seniors gave this reason more than three times as often as younger adults – 20% vs. 6%. The second most popular answer to the question of their primary consideration, cited by 18% of older people, is the city’s convenient location. This reason is given almost as often by younger adults. On the other hand, the latter were more often drawn by the quality of the schools, the primary reason given by nearly one in three respondents. The comparable percentage among seniors is one in ten.

Most Important Factor in Choosing Falls Church - Households 65 and Older  
and 18 to 64



Survey of Falls Church Residents, 2006

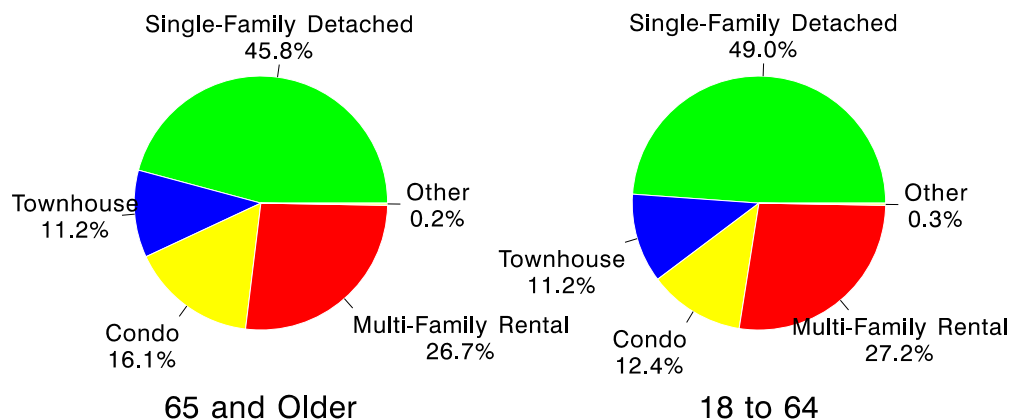
Plans to Move Again – About one senior householder in 17 (5.9%) expects to move within the next year. The number jumps to over one in four (27.7%) when they are asked if they plan to move within the next two to ten years. Over four in ten (42.7%) say, however, that they do not plan to move, and almost one in four say that they do not know whether or not they will remain in their present homes.

A large degree of uncertainty also remains among those seniors who do expect to move. Only 6% hope to find another home within Falls Church, and 20% expect to find it within the Washington Metro Area. Among the remainder who have a specific destination in mind, one in four will move to a location beyond the metro area, or in a few cases, to foreign countries. Nearly two out of five say that they do not know where their next home will be. Others give answers to the question that suggest they have only a general notion as to the kind of place they will be seeking but not an actual destination in mind.

The most common reason for moving out of Falls Church is to be near family, the answer given by 20.8% of the seniors who expect to move. Nearly one in seven (13.6%) plans to move to a place where they had lived before, or where they already own property. Nearly one in nine (11.6%) say it is part of their plans for retirement. Others attribute their decision to the cost of housing in Falls Church (12%) and 10.1% wish to reduce their taxes. Others want to get away from congestion in the city (8.3%), or to escape traffic (2.8%).

Housing Tenure, Type, and Housing Costs – Seven out of 10 seniors in Falls Church own the homes they live in, a slightly higher proportion than among younger adults (66.8%). Nearly half (45.8%) live in a single family detached dwelling, 26.7% in a multi-family rental structure, 16.1% in a condo unit, and 11.2% in a townhouse. The percentage shares for younger homes are not very different. A somewhat lower percent of seniors live in detached houses, while somewhat more live in condos. There is little or no difference between the two groups in the percentages who reside in townhouses and multi-family rentals.

Types of Housing Occupied by Households Aged 65 or Older and 18 to 64



Survey of Falls Church Residents - 2006

Well over half of senior owners (55.6%) who are willing to answer the question about monthly mortgage cost say that it has been paid up.<sup>5</sup> Of the remainder, six

<sup>5</sup> It should be noted that 24.5% of elderly owners refused to answer the question about their mortgage cost. The refusal rate for non-elderly owners was almost as high – 22.2%. Elderly renters were even more reluctant to disclose what they pay for their housing. More than one-third declined to give this information to the interviewer. Less than one-fourth as many non-elderly renters refused to answer the question. We have no way of knowing how these costs would be distributed if they were known.

out of 10 are paying less than \$1,000 a month. Only about one in seven is paying \$2,000 or more each month on a mortgage.

Seniors living in detached homes are more likely to own their homes free and clear than those occupying more recently built townhouses or condos. According to their own reports, seven out of 10 homeowners in detached homes no longer have mortgages. This is true for less than a third of owners of townhouses, and a little over a third of those who live in condo units.

Seniors whose detached homes are still mortgaged pay less per month on average than the owners of townhouses, but more than the condo owners. Close to half (47.0%) of those in townhouses are paying \$2,000 or more a month on their mortgages, compared to only 19.0% of those in detached homes and 11.2% of the condo dwellers. Of the 30% of seniors who are renters, more than three out of five who are willing to answer the question say that they are paying \$1,200 or more a month.

Table 4-4  
What Seniors Pay for Their Housing  
Compared with Younger Adults  
(excludes persons who refuse to answer)

	<u>65 Years or Older</u>	<u>18-64 Years</u>
<u>Owners – Monthly Mortgage</u>		
No mortgage payment	55.6%	16.8%
Less than \$1,000	23.0%	5.8%
\$1,000 to \$1,999	11.8%	31.1%
\$2,000 to \$2,999	6.6%	29.5%
\$3,000 to \$3,999	2.3%	12.2%
\$4,000 to \$4,999	0.6%	3.5%
\$5,000 or more	0.0%	1.2%
<u>Renters – Monthly Rent</u>		
Less than \$400	11.7%	10.3%
\$400 to \$799	1.7%	1.3%
\$800 to \$1,199	25.4%	27.2%
\$1,200 to \$1,599	47.7%	53.3%
\$1,600 or more	13.6%	7.9%

Given the large number of refusals to both income and housing cost questions (not always by the same persons), we cannot identify a clear relationship between the incomes and housing costs of senior householders. Among senior renters there appear a few with incomes below \$50,000 whose monthly rents are \$800 or more. However, the numbers reporting rents are even smaller than for owners, so they must be considered still less reliable.

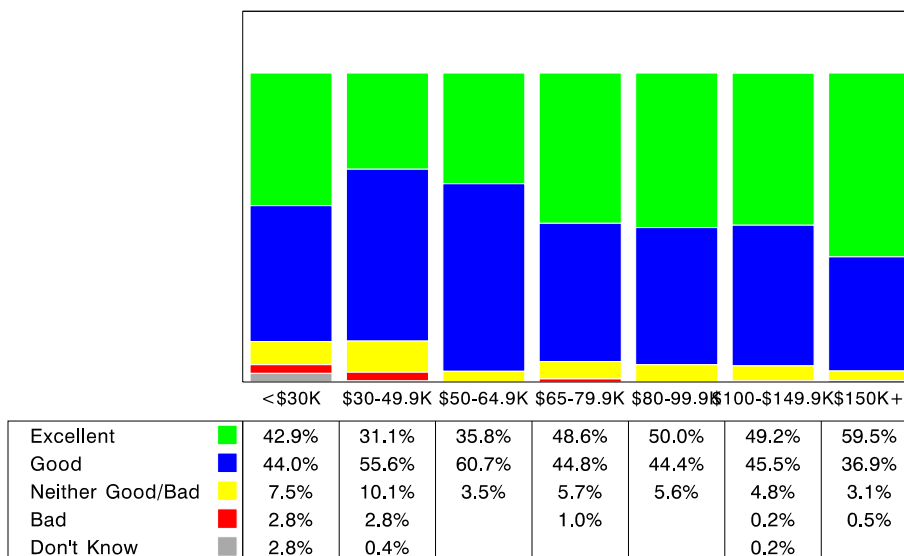
## 5. How Incomes Are Related to Household Characteristics and Attitudes

The income structure of the City of Falls Church is heavily weighted toward the upper end, and rapidly becoming more so. Among the more than four-fifths of households who were able and willing to give our interviewers their incomes, nearly half – 46.9% of the total – report taking home \$100,000 or more. The \$150,000-and-up bracket is now the largest of all, with just about one-quarter of all households. About one household in six refused to disclose their incomes, a typical finding for most surveys including the Census. For this reason, the distributions shown here should be regarded as approximate.

Income levels are related to a number of other characteristics and attitudes, ranging from residents' feelings about their city, to how long they have resided here, the kinds of dwellings they live in, the size of their households, and their plans to move in the future.

Incomes and Attitudes Toward Falls Church – Residents' attitudes toward the city vary directly with their incomes, with those at the higher levels regarding the city somewhat more favorably. At all income levels, however, the great majority hold generally positive attitudes to Falls Church, and only among households in the income brackets under \$50,000 do the percentages rating the city either "excellent" or "good" fall below 90%. Even then they are only a bit under 87%.

### How Different Income Groups of Residents Rate Falls Church



Survey of Falls Church Residents, 2006

In all income brackets above \$50,000, the combined "excellent" and "good" percentages (shown in green and blue on the chart) are solidly above the 90% level – 93.4% or more. And among those who bring home \$150,000 or more, the

share that consider the city downright “excellent” rises to 59.5%. Here a whopping 96.4% call the city at least “good.”

Even at income levels below \$50,000, furthermore, only 2.8% rate the city as downright “bad,” and those who consider it “neither good nor bad” are no more than 10.1% of the total.

What the Various Income Groups Value Most About the City – The different income groups vary in what they like most about Falls Church. Among those taking in \$150,000 or more, the largest share – 24.3% – place the greatest value on the city’s “sense of community.” But in no other income bracket do as many as one-fifth of residents regard this attribute as most important, and among residents of all income levels combined about one in six feels this way.

Table 5-1  
What Various income Groups Like Best about Falls Church

Percentage Rating as Best (Choice of 10% or more in Group)	
<u>Under \$30,000</u>	
Convenient location	30.2%
Sense of community	18.5%
Size/small town feel	18.3%
<u>\$30K-\$49.9K</u>	
Convenient location	25.9%
Sense of community	15.5%
Size/small town feel	13.1%
Near shopping/restaurants, etc.	10.8%
<u>\$50K-\$64.9K</u>	
Convenient location	33.6%
Size/small town feel	19.0%
Sense of community	12.0%
<u>\$65K-\$79.9K</u>	
Convenient location	21.4%
Sense of community	19.2%
Size/small town feel	18.8%
Schools	10.5%
<u>\$80K-\$99.9K</u>	
Convenient location	29.0%
Size/small town feel	18.4%
Sense of community	17.0%
Convenient to Beltway, major highways, Metro	13.1%
Schools	12.2%
<u>\$100K-\$149.9K</u>	
Size/small town feel	21.9%
Convenient location	17.0%
Schools	16.5%
Sense of community	15.1%
Convenient to Beltway, major highways, Metro	12.6%
<u>\$150K and up</u>	
Sense of community	24.3%
Schools	21.3%
Size/small town feel	18.4%
Convenient location	16.3%

At all income levels combined, the greatest number of residents place the most value on the “convenient location” of the city – 22.3% of the total. And in the income brackets below \$65,000 and between \$80,000 and \$99,999 – groups who constitute 43% of all households reporting their incomes – more than one resident in four rates it highest, with the percent share rising to 30% or more among those with incomes below \$30,000 and \$50,000 to \$64,999.

The second highest-ranking attribute overall is the city’s “size and small-town feel.” It appeals most to 19.7% of households citywide, and in only one income group is it mentioned by less than one in six. Of all factors mentioned, only one other is rated most highly by more than 10% of households, and that is schools. They come in first with 12.2% of all households, and are ranked most important by more than 10% of all residents with incomes of \$65,000 and higher.

How Dislikes Regarding the City Vary with Incomes – Asked if there is anything they particularly dislike about their city, the largest percentage of Falls Church households regardless of income, 34.5%, say they can think of nothing in particular.

Table 5-2  
What Various income Groups Dislike Most about Falls Church

Percentage Rating as Most Disliked (Choice of 10% or more in Group)	
<u>Under \$30,000</u>	
Price of housing/high living costs	23.6%
Traffic/speeding	13.1%
Crowded/growth/construction, etc.	11.0%
Nothing in particular	39.1%
<u>\$30K-\$49.9K</u>	
Price of housing/high living costs	13.5%
Crowded/growth/construction, etc.	13.4%
Traffic/speeding	10.7%
Nothing in particular	45.5%
<u>\$50K-\$64.9K</u>	
Traffic/speeding	16.9%
Nothing in particular	39.3%
<u>\$65K-\$79.9K</u>	
Crowded/growth/construction, etc.	15.0%
Traffic/speeding	12.7%
High taxes	11.6%
Nothing in particular	37.2%
<u>\$80K-\$99.9K</u>	
Traffic/speeding	18.2%
Crowded/growth/construction, etc.	12.2%
Nothing in particular	29.9%
<u>\$100K-\$149.9K</u>	
Traffic/speeding	18.3%
Nothing in particular	27.9%
<u>\$150K and up</u>	
Traffic/speeding	13.7%
Poor city services/management, etc.	13.4%
Nothing in particular	32.0%

Interestingly, the *highest* percentages among those who respond this way are found in the *lowest* four income groups, those with incomes below \$80,000. Three of these groups give the city the lowest ratings of excellence. Yet in all four the smallest percentage that can think of nothing in particular that they dislike is 37.2%.

The highest “nothing in particular” response – 45.5% – comes from those with incomes from \$30,000 to \$49,999, only 31% of whom call the city “excellent.” The second highest – 39.3% – comes from the \$50,000 to \$64,999 group. The lowest share of all, 27.9%, is from the upper-income group receiving \$100,000 to \$149,999. Yet almost half of households in this category call the city “excellent”.

Nonetheless, some particular problems clearly do trouble most households in all income categories including the lowest. Of all residents regardless of income, traffic and speeding bother 14.8%. Here there is no consistent relationship to income level, but these problems are somewhat more likely to be mentioned by households in the brackets between \$80,000 and \$149,999 than those either above or below those levels.

The second most frequently mentioned problem area encompasses such terms as “crowded,” “growth,” “construction,” “development,” and “condos.” In all, 10.1% of Falls Church residents complain of one or more of these. There is no uniform relationship to income level, but the highest percentages – above 10.0% – are found in the two lowest income groups, under \$50,000, and in the middle income groups between \$65,000 and \$99,999

High housing prices and living costs are mentioned by 7.8% of all households, but are of most concern to 23.6% of those in the under-\$30,000 bracket and by 13.5% of those with between \$30,000 and \$49,999. Not surprisingly, the lowest percent share – 3.3% – is found among those taking home \$150,000 or more.

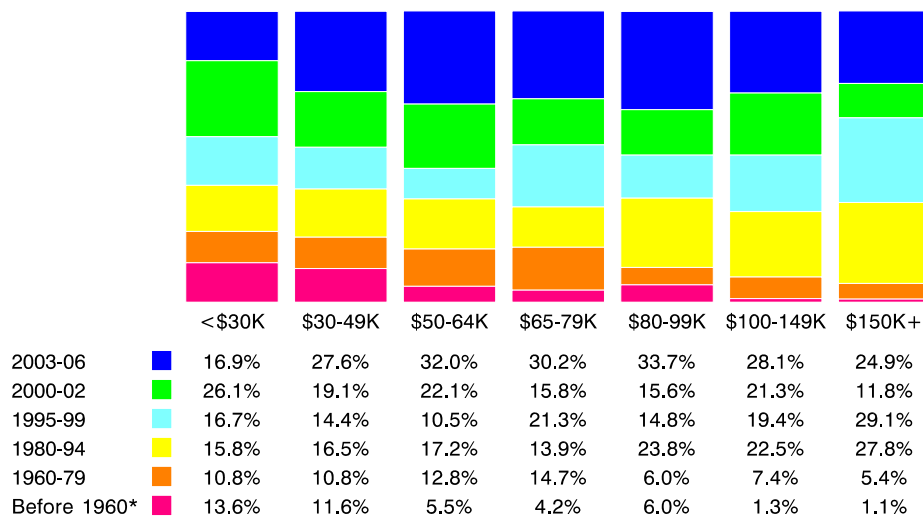
The highest-income group, however, is most likely to complain about “poor city services, management, regulation, and city government.” While only 7.6% of all households mention it, 13.4% of those with \$150,000 or more place this complaint first. Households at this income level are also more likely than any other to complain of “political atmosphere” (4.9% vs. 2.4% of all households). As with the “nothing in particular” responses, there seems to be some inconsistency between this view and the fact that the same income group gives the highest overall rating of any to the city of whose government they are most critical. The only other complaint voiced by more than 10% of this income group is “traffic and speeding,” with 13.7%.

How Long Residents at Different Income Levels Have Lived in Falls Church – A higher percentage of households with incomes under \$30,000 have lived in Falls Church since before 1995 than any higher income group. Their share of the total is 40.2%. The runner-up is the next lowest income group, those



receiving from \$30,000 to \$49,999, with 38.9% of the total. The lowest percent share of residents who have lived in the city that long is held by those with \$100,000 to \$149,999 – 31.2%. (See chart below. The three lowest sectors – red, orange and yellow on the first, second and sixth bars of this chart show these responses. The red sector, before 1960, is barely visible on the sixth bar.)

How Long Residents at Different Income Levels Have Lived in Falls Church



\*Includes persons reporting residence in the city all their lives

Survey of Falls Church Residents, 2006

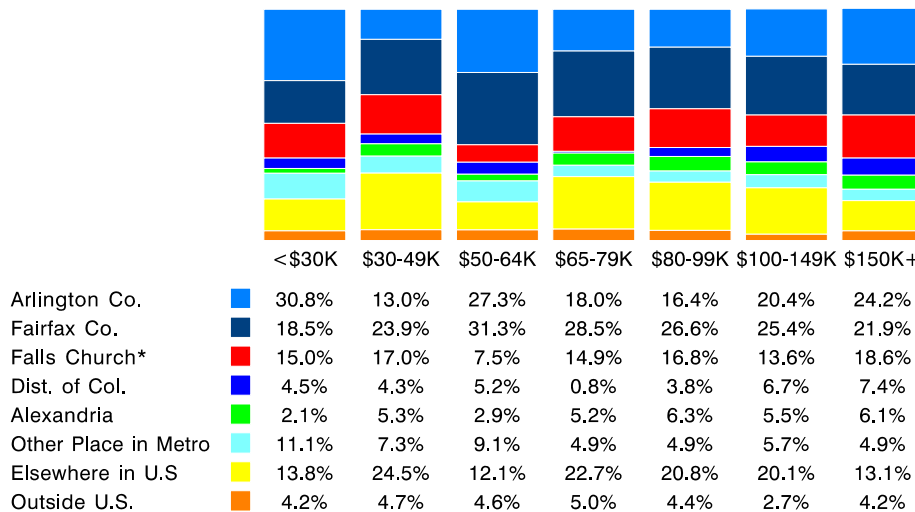
The under-\$30,000 group also has the highest percent of households who have lived in Falls Church since before 1960 or all their lives – 13.6%, or almost one household in seven. The runner-up once more is the next lowest income group, \$30,000-\$49,999, with 11.6%. The income groups with the lowest percentage share of residents who have lived in the city since before 1960 or all their lives are those with incomes of \$100,000 or more with fractionally over one percent.

#### Where Residents of Different Income Groups Lived Before Their Present

Locations – Without regard to income, three jurisdictions have contributed the bulk of households to their present residences in Falls Church. One of these is the City of Falls Church itself; 12.9% of all households moved to their current homes from someplace else in the city, and 1.8% have always lived there, for a total of 14.7%. The largest single source is Fairfax County (23.7%). Not far behind is Arlington County (22.6%). These three account for almost exactly two-thirds of the city's total households– 66.1%. Another nearly one-fifth – 19.7% – come from places completely outside the Washington metropolitan area, including 3.8% from foreign countries. That leaves only 14.2% – one Falls

Church resident in seven – who came to it from any other jurisdiction in metropolitan Washington than the three named above.

## Where Residents at Different Income Levels Came From



\*Includes persons reporting residence in the city all their lives

Survey of Falls Church Residents, 2006

In this respect, there are substantial differences by income also. Households in the \$150,000-plus income category are more likely than any other income group to have come to their present residences from another place in Falls Church or to have lived there all their lives; 18.6% of this group have done so. In second place in this regard is the \$30-49,999 group with 17.0%, and a close third is those from \$80,000 to \$99,999, with 16.8%. All other income categories but one have percentages well within the double-digit range. The sole exception is households receiving \$50-64,999, with only 7.5%

Arlington County has contributed the highest percentage of movers now in the under-\$30,000 income group to Falls Church – 30.8%. The second largest group from Arlington is those receiving between \$50,000 and \$64,999 – 27.3%. Fairfax County has sent the highest share of households now in the \$50-64,999 category – 31.3%. The second highest income group to come from that jurisdiction is those taking home \$65,000 to \$79,999, with 28.5%. Among movers from elsewhere in the U.S. and in the rest of the world, the largest share, 29.2%, have current incomes in the \$30,000-\$49,999 range. Those receiving \$65-79,999 are close behind for second place, with 27.7%.

What Has Attracted People in Different Income Groups to Falls Church – The schools have been the most important attraction for people moving to Falls

Church in all but the two lowest income groups. Schools are favored by only 12.4% of those with incomes below \$30,000 and by 9.8% in the \$30-\$49,999 group. In both, convenience of location – especially to work – matters more.

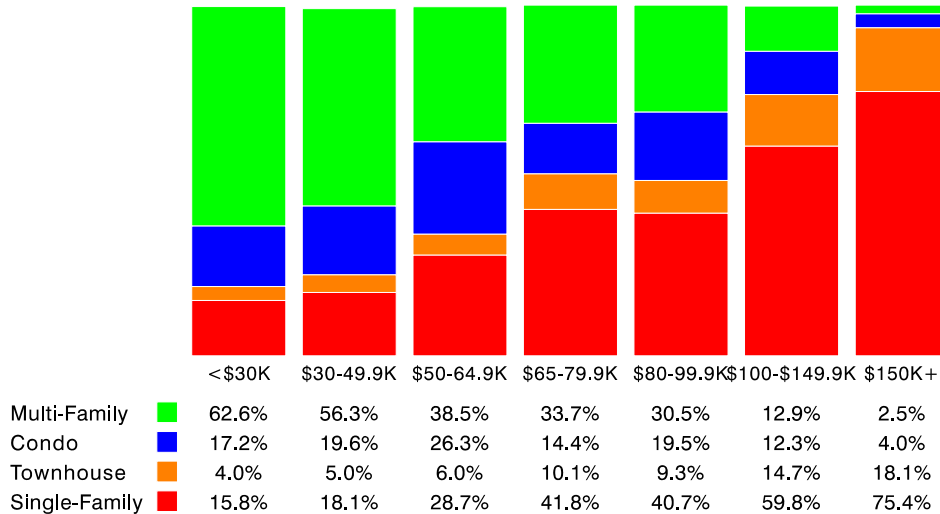
Table 5-3  
What Attracted Various income Groups to Falls Church  
Percentage Rating as Most Important Consideration  
(Choice of 10% or more in group)

<u>Under \$30,000</u>	
Convenient to work	17.5%
Convenient location	15.3%
Sense of community.	12.7%
Schools	12.4%
Liked house	11.5%
<u>\$30K-\$49.9K</u>	
Convenient to work	18.5%
Convenient location	13.8%
Price of housing	13.1%
<u>\$50K-\$64.9K</u>	
Schools	26.8%
Convenient location	18.4%
Price of housing	12.3%
<u>\$65K-\$79.9K</u>	
Schools	23.8%
Convenient location	19.5%
Convenient to work	11.6%
<u>\$80K-\$99.9K</u>	
Schools	26.3%
Convenient location	17.9%
Convenient to work	13.1%
Price of housing	11.9%
<u>\$100K-\$149.9K</u>	
Schools	34.1%
Convenient location	13.9%
<u>\$150K and up</u>	
Schools	42.7%
Convenient Location	17.0%

In all higher income ranges, however, the schools are the overwhelming favorite. The percentages favoring them range from 23.8% of those with \$65-79,999 and 26.8% of the \$50-\$64,999 group to 34.1% of those with \$100-149,999 and 42.7% among those taking home \$150,000 or more.

How Dwelling Types Vary by Income – The prevalence of different types of dwellings in Falls Church varies strongly and generally directly with income. Single-family detached units are found in 15.8% of under-\$30,000 households, with their frequency rising sharply to 75.4% among those with \$150,000 and above – a more than four-fold increase. With the exception of the \$65-79,999 and \$80-99,999 groups, where their incidence differs by only 1.1 percentage point at 41.8% and 40.7% respectively, every higher income category has a higher percent share than the one below it.

## How Dwelling Types in Falls Church Vary by Income Group



Survey of Falls Church Residents, 2006

Townhouses follow a very similar pattern except that the percentages are much smaller – rising nonetheless from 4.0% at the under-\$30,000 level to 18.1% at \$150,000-plus, also by more than four-fold. Here too, there is a small and short reversal in the percentages at the same point in the income scale.

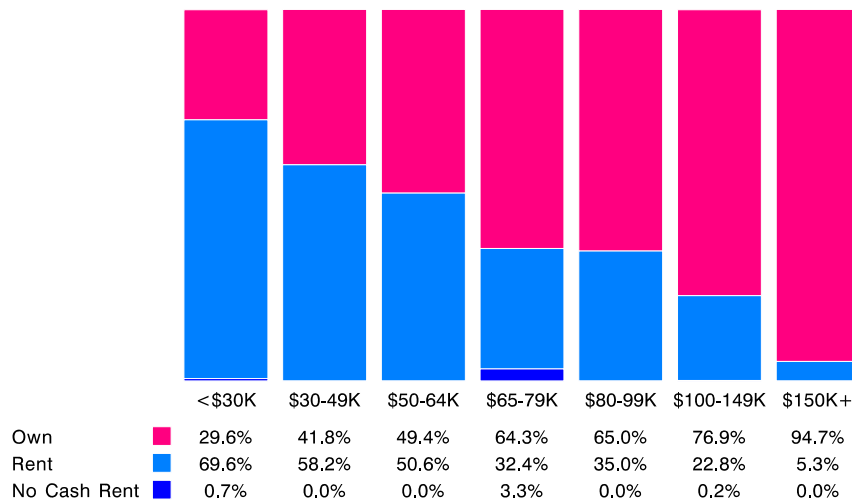
Occupancy in multi-family rental housing shows an equally strong relationship to income – except that instead of rising, its incidence decreases, and by a much greater amount. At the under-\$30,000 level, 62.6% of households live in multi-family units. The percentage declines rapidly and continuously with income, until among those with \$150,000-plus incomes it is only 2.5%. Here there is no reversal of the trend at any income level, and the decrease is not four-fold but 25-fold.

In condo units there is no uniform relationship between occupancy and income levels. Rather there is an increasing trend from 17.2% at the under-\$30,000 level to 26.3% among those with \$50-64,999. Then there is a brief reversal involving the same two income brackets where it was found earlier – with occupancy dropping back sharply to 14.4% among households with \$65,000 to \$79,999. Then it rises abruptly once more to 19.5% in the \$80-99,999 income group. After that the steep downward trend resumes again, with occupancy first dropping to 12.3% and then to only 4.0% at the \$150,000-plus level.

Housing Tenure and its Relationship to Income – Like dwelling types, ownership and rental are strongly and directly related to income levels. Ownership rises

directly and sharply with income, while rentals decline. At the under-\$30,000 level, fewer than one-third – 29.6% – own the homes they live in, while nearly seven out of ten rent. The percentage rises to 41.8% in the \$30-49,999 group, and to 49.4% – very nearly half – among those with \$50,000 to \$64,999. It increases once more to 64.3%, nearly two-thirds, in the \$65-79,999 group. Then the upward trend virtually stalls, increasing fractionally to 65.0% among those with \$80,000 to \$99,999. Above that level the rising trend resumes, with ownership rising to suddenly to 76.9% – more than three-fourths – in the \$100-\$149,999 group. Finally, among those with \$150,000 and more, it jumps to 94.7%, leaving only 5.3% in the renter group.

How Housing Tenure Relates to Income Level Among Falls Church Households



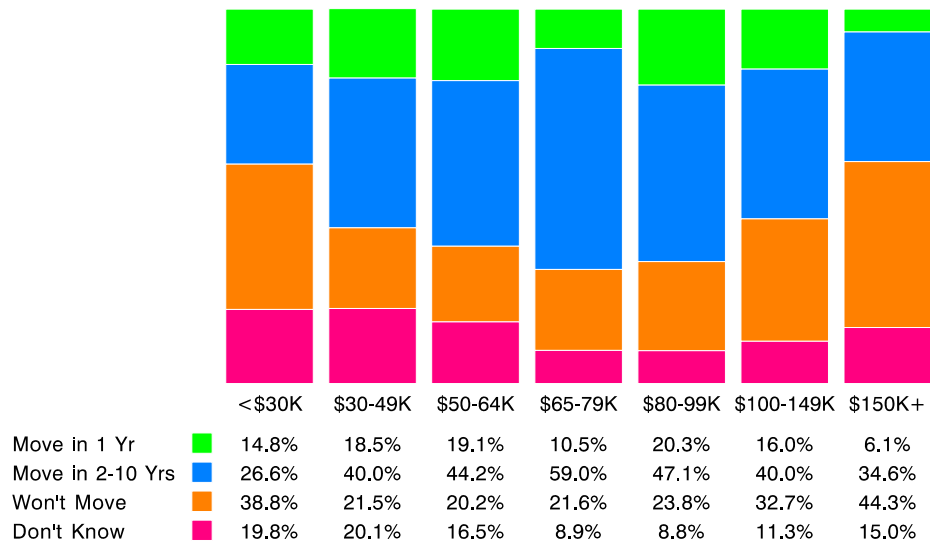
Survey of Falls Church Residents, 2006

**Plans to Move** – Overall, 13.4% of Falls Church residents plan to move in the next year, and 38.2% plan to do so in two to ten years. Intentions in this respect vary somewhat among income groups, but there is no systematic relationship to size of income. The highest percentage planning to move within the next year is 20.3%, and it occurs among households in the \$80,000 to \$99,999 bracket. The lowest is 6.1% and is among those at the \$150,000-plus level. Second lowest, 10.5%, is among those with \$65-79,999. Among households with \$30,000 or less, it is 14.8 %.

Among households planning to move in the next two to ten years, the smallest percentages will be found among those with both the lowest and the highest incomes. In the under-\$30,000 group 26.6% of households plan to do so, and among those with \$150,000 and up it is 34.6%. In all of the three middle groups

with incomes from \$50,000 to \$99,999, the percentages planning to do so are larger – 44.2% among those with \$50-64,999, 59.0% for those with \$65-\$79,999, and 47.1% at the \$80-99,999 level. At both the second lowest and the next to highest levels, it is exactly two households in five – 40.0% among those with \$30-49,999 and 40.0% in the \$100-149,999 group.

#### Plans to Move vs. Income Level Among Falls Church Households

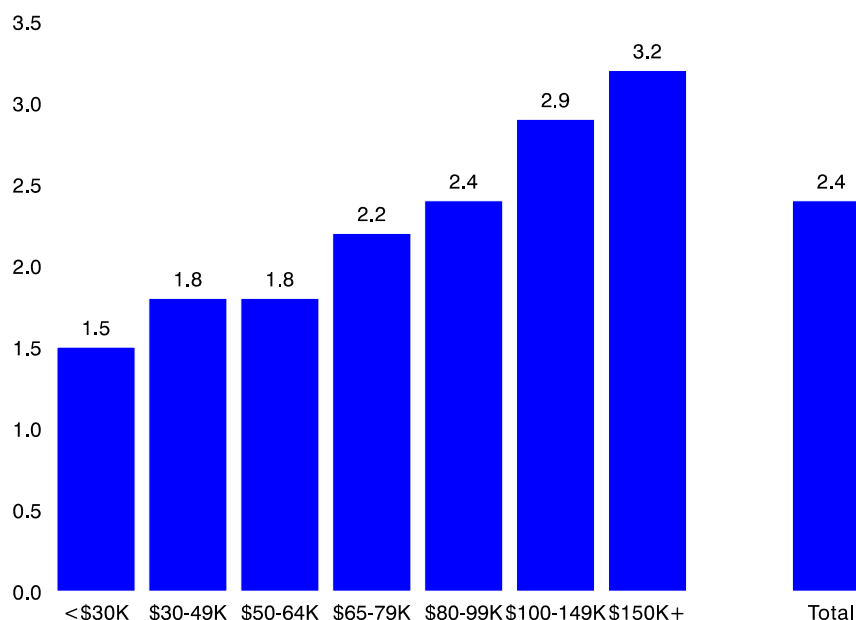


Survey of Falls Church Residents, 2006

Household Sizes – Among all Falls Church households without regard to income, 28.0% contain only one person and 33.6% have two, for a total of 61.6% with no more than two persons. Three-person households are 15.9% and those with four are another 15.2% – leaving only 7.4% with more than four occupants.

With only one exception, the average size of Falls Church households increases steadily with income. Between the under-\$30,000 and \$150,000-and-higher levels it more than doubles from 1.5 persons to 3.2. The average for all income levels is 2.4. (See chart, next page)

### Average Household Size by Income Level Among Falls Church Households



Survey of Falls Church Residents, 2006

Single-person households are nearly two-thirds of all households in the under-\$30,000 income group – 64.5%. (Table 5-4, next page) The share of singles drops sharply to less than half, 48.9%, at the \$30-49,999 level. It remains close to that level, 47.5%, in the \$50-64,999 category, but then drops abruptly again to slightly over one-third, 34.6%, among those with \$65-79,999. It declines rapidly once more to slightly over one-fifth, 20.6%, among households in the \$80,000-99,999 group. There is a smaller decline to 17.0% in the \$100-149,999 income category. But at the highest income level, \$150,000-up, singles drop to only 5.0% of the total.

Two-person households make up 26.8% of all under \$30,000. However, only 8.7% of households at this income level contain more than two, and households with no more than two persons are 91.3% of the total. In the \$30-49,999 group, 31.2% have two persons, making a total of four-fifths – 80.1% – that have no more than two. Three-person households are another 15.9%, leaving only 4.0% with four or more.

In the \$50-64,999 category, the percentages differ only slightly from those for the \$30-\$49,999 group – 47.5% have one person, 29.8% have two, and 15.9% have three, leaving 6.7% with four or more. But among households with \$65-79,999, there is a decided shift toward larger sizes, with the percent of singles dropping

Table 5-4  
How Household Sizes Differ Among Various income Groups  
(Percent of households in income group)

<u>Under \$30,000</u>	
One person	64.5%
Two persons	26.8%
Three persons.	4.1%
Four persons	4.6%
<u>\$30K-\$49.9K</u>	
One person	48.9%
Two persons	31.2%
Three persons.	15.9%
Four persons	3.0%
Five persons	1.0%
<u>\$50K-\$64.9K</u>	
One person	47.5%
Two persons	29.8%
Three persons.	15.9%
Four persons	6.0%
Five persons	0.7%
<u>\$65K-\$79.9K</u>	
One person	34.6%
Two persons	37.4%
Three persons.	11.0%
Four persons	11.2%
Five or more persons	5.9%
<u>\$80K-\$99.9K</u>	
One person	20.6%
Two persons	46.4%
Three persons.	14.4%
Four persons	13.3%
Five or more persons	5.2%
<u>\$100K-\$149.9K</u>	
One person	17.0%
Two persons	28.1%
Three persons.	19.9%
Four persons	22.6%
Five or more persons	13.4%
<u>\$150K and up</u>	
One person	5.0%
Two persons	32.5%
Three persons.	19.5%
Four persons	28.3%
Five or more persons	14.7%

from nearly half to about one-third at 34.6% and doubles increasing their share from the second smallest to the largest at 37.4%. Again, however, the percentage with three persons drops, this time to 11.0%, while households with four or more increase to 17.1% of the total.

The upward trend in household sizes continues at higher income levels. Among those with \$80-99,999, singles drop again to 20.6% while households with two persons increase sharply to 46.4%. Those with three persons increase to 14.4%, and households of four or more are 18.5%. At the \$100-149,999 level singles continue to decline, this time to 17.0%, while doubles drop suddenly to 28.1%,



and households with three and four persons both increase their shares to 19.9% and 22.6% respectively. Those with four or more nearly double their share to 36%.

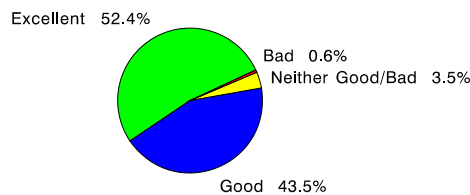
In households at the highest income level measured by the survey, \$150,000 or more, two-person households are the largest group with 32.5% of the total and those with four persons are the second largest with 28.3%. Households with four or more increase their share still further to 43.0%. At this level, only 5% of units house singles.

## 6. How Characteristics and Attitudes Vary with Type of Dwelling

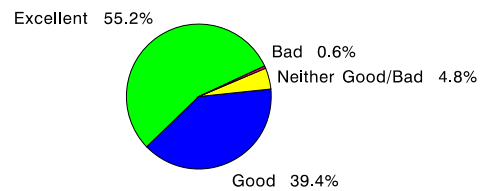
The most common dwelling type in Falls Church is the single-family detached home, with 48.3% of the total. Next most frequent is the rental apartment in a multi-family building, with 27.1%. In third place is the condominium unit, with 13.0%. Townhouses are the fourth most common, with 11.1%. A fifth type, the two-to-four-plex, is infrequent, with only 0.2% of the total units being in this category at the time of the survey. We interviewed the residents of only four such dwellings, too small a number to yield reliable results. For this reason we have not analyzed the results for this dwelling type in the discussion that follows.

Attitudes Toward the City – While occupants of all dwelling types regard the city highly, the percentages differ somewhat with the kind of dwellings they live in. Among those residing in single-family detached homes, 52.4% give the city an “excellent” rating and 43.5% consider it “good”, for a total of 95.9%. Townhouse dwellers are even more likely to call it “excellent” (55.2%), but fewer (39.4%) say it is “good,” making the combined total for the top two categories a somewhat smaller but still very favorable 94.6%.

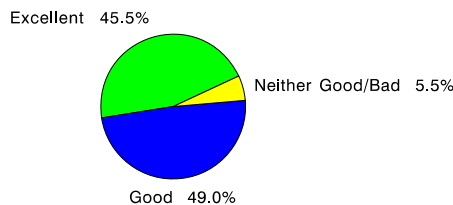
### How People in Different Dwelling Types Rate Falls Church



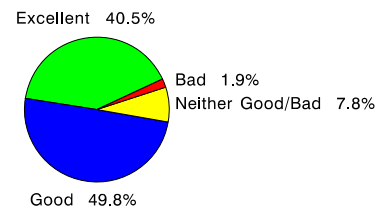
Single-Family



Townhouse



Condo



Multi-Family

The Grier Partnership

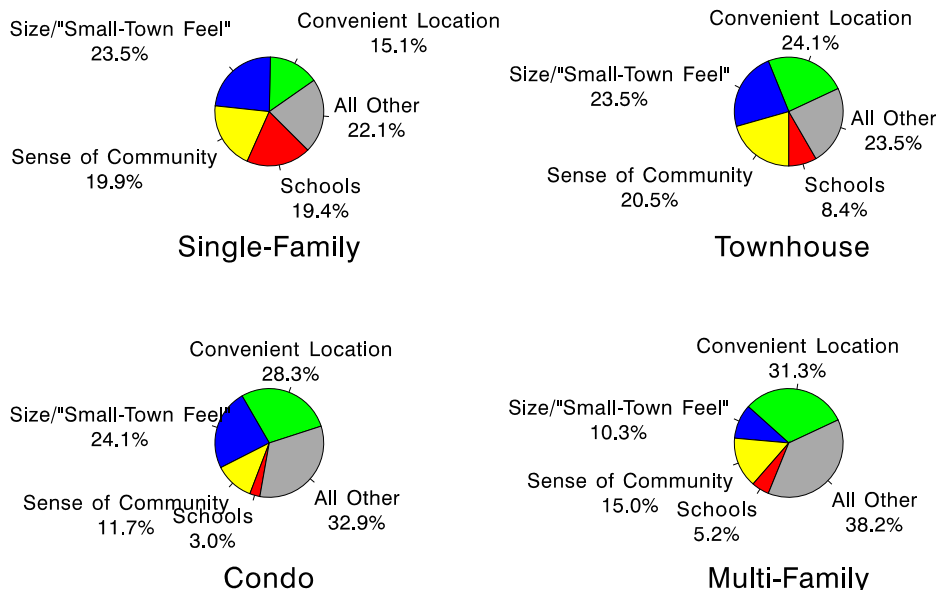
Residents of condos are less likely to rate Falls Church “excellent” (45.5%), but more likely to consider it “good” (49.0%) for a total favorable rating of 94.5% – very nearly as high as those in townhouses.

Those living in multi-family rentals give the city a lower “excellent” rating than others (40.5%), but a higher “good” score of 49.8%. The combined total is still quite impressive at 90.3%. Among this group, 7.8% consider the city to be “neither good nor bad,” the highest percentage of any dwelling type to give it this neutral rating. (Among single-family detached residents, the percentage is 3.5%, among those living in townhouses it is 4.8%, and among condo dwellers 5.5%.)

Very few Falls Church residents call the city “bad,” and most of these live in multi-family rentals. Even among the multi-family dwellers, only 1.9% feel this way.

What Do Residents of Different Dwelling Types Like Most About the City? –  
There are only four things that more than 10% of all Falls Church households say they value most – “convenient” location (22.1%), “size/small town feel” (20.1%), “sense of community” (17.5%) and the schools (12.2%).

#### What People in Different Dwelling Types Like Most About Falls Church



Survey of Falls Church City Residents - 2006

Those living in single-family detached houses like its “size and small town feel” best (23.5%), followed by “sense of community” (19.9%), schools (19.4%), and “convenient” location (15.1%).

Townhouse residents place “convenient” location first with 24.1%. They give “size/small town feel” the same 23.5% rating that single-family dwellers do, and

“sense of community” comes in third with 20.5%. Among the townhouse group, schools are placed first by only 8.4%. The considerable difference between this group and the single-family home dwellers is most probably due to the fact that the latter are much more likely to have children of school age (42.1% vs. 19.6%).

Condo dwellers give an even higher rating to “convenient” location with 28.3%. They put “size/small town feel” in second place with 24.1%. “Sense of community” ranks a distant third with this group, valued most by 11.7%. Schools rate still lower with condo residents than with those in townhouses – only 3.0%. Again, this is probably explained mainly by the fact that only 9.2% of condo dwellers have children of school age.

Multi-family rental occupants give “convenient” location the highest rating of any group, with 31.3% placing it first. In second place is “sense of community” with 15.0%. “Size/small town feel” ranks third with 10.3%, and schools come fourth with 5.2%. Among households in this group, 17.3% have school-age children, the third highest percentage.

How Do Dislikes About Falls Church Vary with Dwelling Type? – First, we should point out that overall, a bit more than one-third of residents (34.6%) find nothing in particular to dislike. Among the rest, only five complaints are sufficiently common to be mentioned by more than five percent of residents citywide. They are “traffic, speeding” (14.3 %); “crowded, growth, construction, development, condos” (10.0%); “price of housing, high living costs” (7.6%); “poor city services, management, regulation, city government” (7.8%); and “high taxes” (7.6%). Complaints about city governance rise above 10% only among residents of detached and townhouse dwellings, and then only by a fraction of a point.

Among households residing in single-family detached homes, the most common concern is “traffic, speeding” (12.4%). In second place is “high taxes” (11.9%). “Poor city services, management, regulation, city government” comes in third with 10.7%. “Crowded, growth, construction, development, condos” is fourth with 10.0%. “Price of housing, high living costs” is mentioned by 5.3%. Of single-family residents, 26.1% complain of nothing in particular. This is the lowest percentage of any dwelling type.

Townhouse dwellers also place “traffic, speeding” first with 14.3%. Next comes “crowded, growth, construction, etc.” with 11.0%, followed by “poor city services, etc.” with 10.6%. “High taxes” are mentioned by 9.6%, and “price of housing, high living costs” by 5.0%. 30.5% of townhouse residents complain of nothing in particular.

Condo occupants put “crowded, growth, construction, etc.” in first place with 17.6%. Next is “traffic, speeding” with 10.2%. “Price of housing, high living costs” is cited by 6.2%. However, only 2.2% of condo residents mention “high taxes”

and an even smaller 2.0% complain of “poor city services, etc.” And fully 44.1% complain of nothing in particular.

Of households in multi-family rental units, 19.7% put “traffic, speeding” in first place – far more than any other household category. Another 14.8% complain of “price of housing, high living costs”, and 5.8% “crowded, growth, etc.” Another 3.9% complain of “poor city services, etc”. Only 1.9% mention “high taxes,” however, and 47.0% – more than any other group – complain of nothing in particular.

Table 6-1  
What Falls Church Residents Dislike  
by Dwelling Type

	<u>Single Detached</u>	<u>Townhouse</u>	<u>Condo</u>	<u>Multi-Family Rental</u>
Traffic/speeding	12.4%	14.3%	10.2%	19.7%
Crowded/growth/construction/development/ condos	10.0%	11.0%	17.6%	5.8%
Housing prices/high living costs	5.3%	5.0%	6.2%	14.8%
Poor city services/ management/ regulation/city govt	10.7%	10.6%	2.0%	3.9%
High taxes	11.9%	9.6%	2.2%	1.9%
Nothing in particular	26.1%	30.5%	44.1%	47.0%

Crime is mentioned as a problem by only 0.4% of Falls Church residents, and only among dwellers in multi-family buildings does the percentage rise even to one full percent. Schools are also the subject of complaints from less than one percent of residents overall. Only among single-family (1.2%) and condo (1.5%) occupants do they exceed 1%.

How Length of Residence in Falls Church Varies by Dwelling Type – In all types of dwellings combined, 24.4% – nearly one Falls Church household in four – moved into their present home between 2003 and 2006. Another 17.8% moved in from 2000 to 2002, making a total of 42.2% that have lived in their current dwellings since no earlier than 2000.

Like many other characteristics, length of residence varies considerably with housing type. In single-family detached dwellings, 13.6% of those surveyed moved into their homes in 2003 or later, and an additional 12.8% from 2000 to 2002. That is a total of 26.4% that have lived in their present homes since no earlier than 2000. But 30.9% date their residence back to between 1990 and

1999, and an additional 16.6% have been there since some time in the 1980s. 17.0% date their move-in back as far as 1960, and another 6.4% go back as far as 1950 or even earlier. No other housing type can boast nearly such long lengths of residence.

Table 6-2  
Length of Residence in Present Home by Dwelling Type

	<u>Single Detached</u>	<u>Townhse</u>	<u>Condo</u>	<u>Rental Apartment</u>
Lived here all my life	2.6%	0.0%	0.7%	1.9%
Before 1950	1.7%	0.2%	0.0%	0.0%
1950-1959	4.7%	0.0%	0.0%	2.9%
1960-1969	6.4%	0.6%	0.7%	0.0%
1970-1979	10.6%	7.4%	2.5%	2.9%
1980-1989	16.6%	12.7%	13.3%	5.7%
1990-1994	10.4%	14.9%	8.8%	7.1%
1995-1999	20.5%	24.5%	16.8%	15.8%
2000-2002	12.8%	19.7%	18.7%	25.2%
2003-2006	13.6%	20.1%	38.6%	38.6%

Among tenants of multi-family rental units, the situation is very different: 38.6% have been residing there only since 2003 or later. Another 25.2% moved in from 2000 to 2002. Thus nearly two out of three – 63.8% – have moved into their apartments no earlier than 2000. However, 22.9% moved in from 1990 to 1999, and are still living there. Another 5.7% moved in during the 1980s, and another 5.8% date their residency back as far as the 1950s. So a substantial minority among the residents in multi-family buildings have resided there for decades.

Townhouse and condo residents tend to have lengths of residence intermediate between the single-family detached and multi-family structures. Of all the households in townhouses that we surveyed, 39.8% have been in residence there since 2000 or later, and slightly over half of these – 20.1% – have moved in since 2003.

Among the occupants of condos, many of which are of quite recent vintage, 57.3% date their residence only as far back as 2000, and 38.6% of these moved in between 2003 and 2006.

Where Occupants of Different Dwelling Types Have Come From – Regardless of the type of housing they now occupy, the largest share of households moving to Falls Church – 65.9% or 2 out of 3 – formerly lived in either Arlington County, Fairfax County, or some other place completely outside the Washington metropolitan area. But one household in eight – 12.9% – has moved to its

current residence from another place in Falls Church itself, and another 1.8% have always lived there.

In single-family detached houses, 23.5% came from Arlington County and 23.3% from Fairfax County. The total from these two nearby jurisdictions was nearly half – 46.8%. Another 16.7% moved from places completely outside the metro area, either in the U.S. or abroad. And 15.6% – nearly one household in six – moved from another location in Falls Church, while another 2.6% had already lived here.

Among townhouse residents, almost exactly as many households as the single-family residents, 23.5%, came from Fairfax County. Considerably fewer, 16.1%, came from Arlington, and somewhat more, 25.9%, moved from some place outside metropolitan Washington. Nearly as many movers as in the detached dwellings, 15.1%, moved within Falls Church.

Condo owners were much more likely than dwellers in other types of housing to come from Fairfax – 35.5%. The percentage from Arlington was 25.8%, also higher than any other housing type. The combined percentage moving from these two jurisdictions was 61.3 – more than three households in five. A smaller 14.7% came from outside the metro area. The percent moving from another place in Falls Church was somewhat lower also, but still substantial at 13.5%, and another 0.7% had always lived in the City.

Table 6-3  
Location of Previous Home by Dwelling Type

	<u>Single Detached</u>	<u>Townhse</u>	<u>Condo</u>	<u>Rental Apartment</u>
Falls Church*	18.2%	15.1%	14.2%	8.8%
Arlington County	23.5%	16.1%	25.8%	21.5%
Fairfax County	23.3%	23.5%	35.5%	18.3%
Other jurisdiction in metro area	18.3%	19.4%	9.8%	26.3%
Other U.S.	13.1%	20.3%	11.7%	21.2%
Outside U.S.	3.6%	5.6%	3.0%	3.9%

\* Includes households who have always lived in Falls Church – 2.6% in single-family detached homes, 0.7% in condos, and 1.9% in multi-family units

A somewhat smaller percentage of households in multi-family complexes than in other housing types came from Fairfax, 18.3%. The percent share coming from Arlington, 21.5%, was smaller than for detached and condo units, but larger than

for townhouses. Only 6.9% of multi-family residents came from another place in Falls Church, considerably fewer than in other housing types.

What Most Attracted Residents of Different Dwelling Types to Falls Church – The schools played a significant role in attracting residents to all types of dwellings in Falls Church, but were a more important factor in some than in others. As with the things they most liked about the city, presence or absence of children was clearly important here also.

In all but one group of residents there were only three factors that more than ten percent said were most important to them – and in the sole exception, townhouse dwellers, there were only four. Among single-family-detached dwellers, a whopping 42.0% voted for schools. A distant second was “convenient” location, with 11.4%, while “liked the house” came in third with 10.2%.

Among townhouse dwellers, 22.8% named the schools. A close second was “convenient “ location with 20.5%. “Convenient to work” took third place with 11.0%, and “sense of community” was very nearly as popular with 10.8%.

Condo residents put “convenient” location first with 26.5%. “Price of housing” was second for these households with 12.2%, and schools were third with 11.0%.

Multi-family rental households also put “convenient “ location in first place – in this case, with 18.8%. “Convenient to work” took second place with 16.7%. Schools ranked third with 13.6%.

Table 6-4  
Most Important Factor in Moving to Falls Church by Dwelling Type

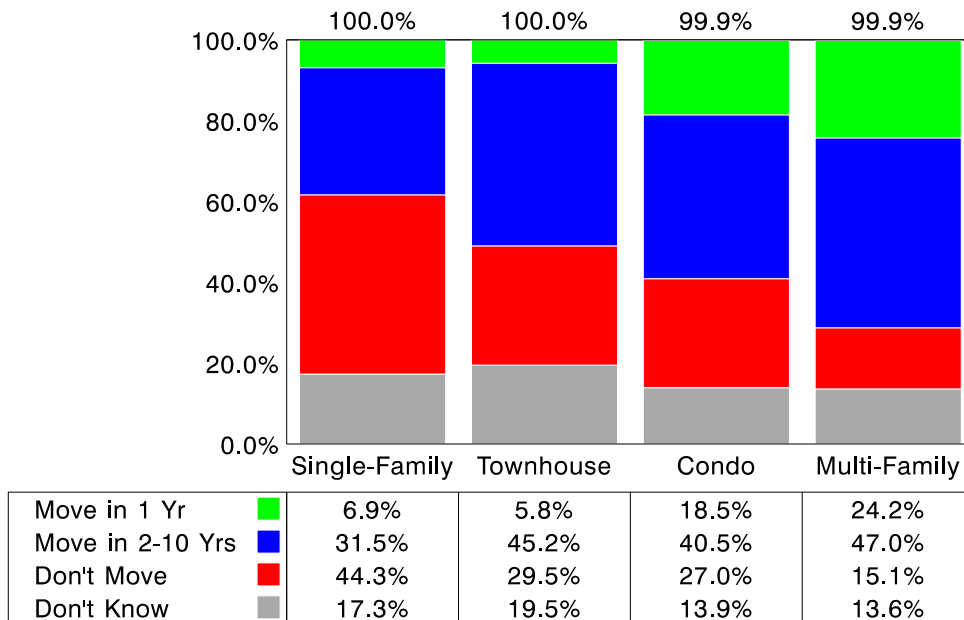
	<u>Single Detached</u>	<u>Townhse</u>	<u>Condo</u>	<u>Rental Apartment</u>
Schools	42.0%	22.8%	11.0%	13.6%
Convenient location	11.4%	20.5%	26.5%	18.8%
Convenient to work	5.6%	11.0%	8.1%	16.7%
Liked the house	10.2%	8.5%	6.6%	6.4%
Price of housing	7.2%	7.1%	12.2%	7.3%
Sense of community	8.0%	10.8%	7.2%	7.3%

Plans to Move by Dwelling Type – Overall, 13.3% of the Falls Church households surveyed say they plan to move within the next year. The percentage varies considerably with dwelling type. Among residents of single-family detached houses, it is 6.9%. Townhouse dwellers are somewhat less likely to plan on moving, with 5.8% who say yes. A considerably higher proportion of condo dwellers – 18.5% – expect to move within a year. Residents of multi-family rental



housing have a still higher expectancy of moving, with 24.2% planning to do so. In all categories, however, a substantial minority say they do not know if they will remain in their present homes over the next ten years.

### Plans to Move in Next Year and Next 2-10 Years By Dwelling Type



Survey of Falls Church Residents, 2006

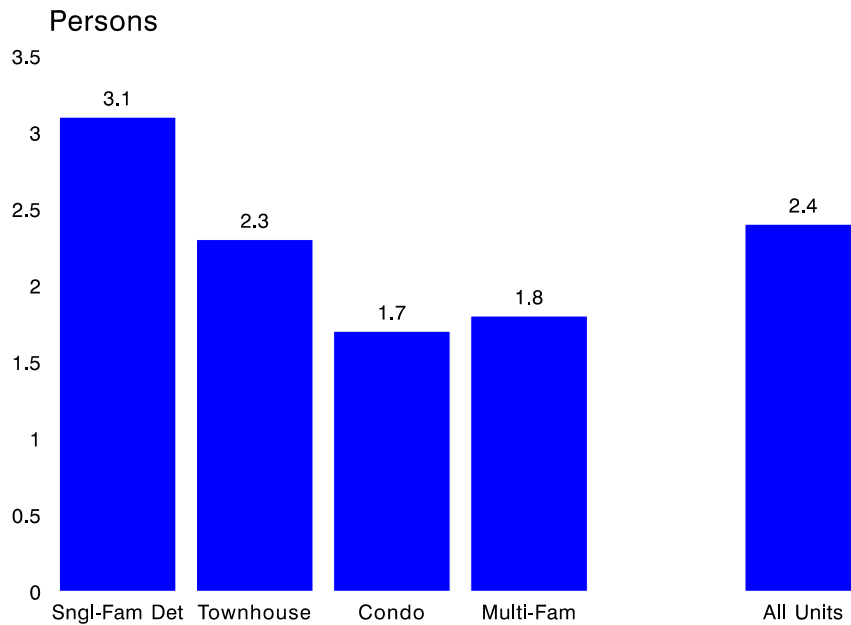
Looking from two to ten years ahead, the percentages of residents in the various dwelling types who plan to move in that period are much higher. Of all Falls Church households, 38.8% are expecting to move. Again the figures vary depending on dwelling type.

Of single-family detached occupants, 31.5% plan to move. Nearly half of townhouse dwellers, 45.2%, say the same. The figure for condo residents is somewhat smaller – 40.5%.

Among residents of multi-family units, the figure for the next two to ten years is a bit higher than that for townhouse residents: 47.0% are planning to move.

Household Sizes by Dwelling Type – Not surprisingly, household sizes tend to be larger in single-family detached dwellings than in other types. But in none is the average number of occupants in Falls Church very large. The average size of a household in detached homes is 3.1 persons. In townhouses it is 2.3, in condos 1.7, and in multi-family rental units it is 1.8. In units of all types combined, the average is 2.4 persons. (See chart, next page)

## Average Household Size by Dwelling Type In Falls Church



Survey of Falls Church City Residents - 2006

In the single-family detached homes, 10.4% of all households are single persons. In townhouses, about twice as many – 21.6% – are single. The other housing types have much larger shares of singles. In condos, they make up more than half of the occupants – 54.3%. Multi-family rental units have a somewhat smaller percent of singles than condos, but still a slight majority – 50.7%. In all sizes of households combined, singles make up 28.5% of the total

Table 6-5  
Size of Household by Dwelling Type

	<u>Single Detached</u>	<u>Townhse</u>	<u>Condo</u>	<u>Rental Apartment</u>
One person	10.4%	21.6%	54.3%	50.7%
Two persons	30.8%	48.3%	31.6%	31.0%
Three persons	20.1%	15.2%	8.5%	11.6%
Four persons	24.8%	12.6%	4.0%	5.7%
Five persons	10.3%	0.8%	1.5%	1.0%
Six or more persons	3.6%	1.4%	0.0%	0.0%

Households of either one or two persons are 61.4% of all households in the city. They occupy 41.2% of single detached homes, but in every other dwelling category, they are decisively in the majority. They constitute 69.9% of all residents in townhouses, 85.9% of those in condos, and 81.7% of dwellers in multi-family rental units.

Households with three persons or fewer are the majority in all dwelling types. They constitute over three-fourths – 77.1% – of all Falls Church households. They are 61.3% of the total living in single detached units, 85.1% of those in townhouses, 94.4% of condo residents, and 93.3% of all in multi-family rentals.

Four-person households are 15.5% of the total in the city. In single-family houses, 24.8% have four persons. In townhouses their percentage share is only about half as great, 12.6%. In condos it is a still smaller 4.0%, and in multi-family units it is 5.7%. In single-family homes, households of four or less account for 86.1% of the total. And in other types they are much more – 97.8% in townhouses, 98.5% in condos, and 99.0% in multi-family units.

Five-person households are 5.6% of all those residing in Falls Church, and single-family dwellings house all but 10% of them. There they make up 10.3% of households, but in all other dwelling types their percentages are in single-digit territory or even smaller. The same is true for all larger household sizes across the board. Citywide, they are only 1.9% of the total.

## **7. The Survey Methodology**

The 2006 survey of Falls Church households was conducted by telephone, closely following the procedures used in the earlier 2001 survey, and with most questions being identical in order that valid comparisons could be made between the two.

As in the 2001 survey, the telephone numbers used were provided to us by Survey Sampling International, LLC, the leading worldwide purveyor of samples for both phone and mail surveys. All available residential telephone numbers for the city were obtained. Each one was called not merely up to four times within no more than a few days, as is the common practice in most surveys, but up to ten times over a two-week period, on different days and at different times of day and evening, before giving up. The Grier Partnership has used this procedure in numerous surveys. We have found that it substantially improves the validity and representativeness of the results in an urban society where most adults work outside the home and many work irregular hours.

In both the 2001 and 2006 surveys, the interviews were performed to our specifications by the carefully trained and closely supervised staff of Venture Data, Inc. Unlike some survey firms, Venture Data refuses to perform “push” surveys that have been designed to yield results predetermined by the client. We have used their services in many surveys over more than a decade, and have found their work to be impeccable. The progress of the work was monitored by us throughout. 1,212 completed interviews were obtained – almost exactly the number produced in 2001.

One household out of every four in the city was interviewed, and interviews were obtained from 53 of the 56 Falls Church neighborhoods for which data on the number of dwelling units were provided by the City Assessor. The largest of the missing three contained only 16 housing units.

The results presented here were weighted to assure the accurate representation by the interviews of the various neighborhoods and dwelling types in the City of Falls Church, using the data provided by the City Assessor. They were then analyzed by the staff of The Grier Partnership, which takes full responsibility for their accuracy.

**8. Comparison of Results of 2001 and 2006 Surveys  
of Residents of the City of Falls Church, Va.\***

1. How do you rate Falls Church as a place to live?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Excellent	53.7%	48.3%	-5.4%
Good	41.8%	45.5%	3.7%
Neither good nor bad	3.0%	4.9%	1.9%
Bad	0.2%	1.0%	0.8%
Don't know	1.0%	0.3%	-0.7%
Refuse	0.3%	0.0%	-0.3%
Total	100.0%	100.0%	
2. What do you like most about Falls Church?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
General Location/ Convenient	16.9%	22.1%	5.2%
Size/ small town feel	8.5%	19.6%	11.1%
Sense of Community	22.9%	17.6%	-5.3%
Schools	17.2%	12.1%	-5.1%
Convenient to Beltway / major highways	4.9%	7.2%	2.3%
Near shopping / restaurants	2.3%	3.5%	1.2%
Quiet	2.6%	2.6%	0.0%
Good city services	2.0%	2.6%	0.6%
Safe	1.6%	1.7%	0.1%
Convenient to work	2.0%	1.4%	-0.6%
Nothing in particular	3.1%	1.8%	-1.3%
Other	14.7%	7.2%	-7.5%
Don't know or refuse	1.3%	0.6%	-0.7%
Total	100.0%	100.0%	
3. Is there anything you particularly dislike about Falls Church?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Traffic	11.5%	14.6%	3.1%
Crowded, growth, construction, development, condos	2.5%	10.0%	7.5%
Price of housing, high living costs	5.4%	7.7%	2.3%
Poor city services, city government, regulation	5.5%	7.6%	2.1%
High taxes	5.8%	7.4%	1.6%
Needs town center/ more shops, restaurants	2.2%	4.2%	2.0%
Politics, political atmosphere	1.7%	2.3%	0.6%
Condition of certain areas, unattractive downtown	4.6%	1.7%	-2.9%
Roads, sidewalks, bike paths, parking	2.8%	1.5%	-1.3%
Schools	0.6%	0.8%	0.2%
Crime	0.7%	0.4%	-0.3%
Nothing in particular	40.1%	34.1%	-6.0%
Other	15.8%	6.9%	-8.9%
Don't know or refuse	0.8%	0.8%	0.0%
Total	100.0%	100.0%	

\* Note to the Reader: The percentages of respondents who answered "don't know" or refused to answer specific questions are shown here in order to provide a full comparison between the results of the two surveys. In most places in the report, however, they have been removed from the tables and charts and the percentages have been re-calculated based on the total number of valid responses. This has often resulted in small differences between the percentages shown here and in the body of the report. These differences are not errors and are not significant in either a statistical or a practical sense.

4. What year did you move into your present residence?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Before 1970	10.7%	7.0%	-3.7%
1970 through 1979	8.8%	6.9%	-1.9%
1980 through 1989	15.7%	12.7%	-3.0%
1990 through 1999	54.6%	28.8%	-25.8%
2000 or later	7.7%	42.3%	34.6%
Lived here all my life	2.1%	1.8%	-0.3%
Don't know or refuse	0.4%	0.5%	0.1%
Total	100.0%	100.0%	

4.11 In what county or city did you live before?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Another place in Falls Church	18.2%	13.1%	-5.1%
Alexandria	5.4%	5.1%	-0.3%
Arlington County	19.5%	22.6%	3.1%
District of Columbia	6.0%	5.1%	-0.9%
Fairfax County	23.1%	24.4%	1.3%
Fairfax City	0.7%	1.6%	0.9%
Loudoun County	0.8%	0.5%	-0.3%
Manassas/Manassas Park City	0.2%	0.2%	0.0%
Montgomery County	2.5%	1.8%	-0.7%
Prince George's County	0.7%	1.2%	0.5%
Prince William County	0.5%	1.0%	0.5%
Stafford County	0.1%	0.1%	0.0%
Other	19.6%	22.9%	3.3%
Don't know or refuse	2.7%	0.4%	-2.3%
Total	100.0%	100.0%	

4.2. What was the most important thing you were looking for when you decided to move to Falls Church?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Schools	22.5%	27.1%	4.6%
General location/convenient	14.3%	16.6%	2.3%
Convenient to work	11.0%	9.8%	-1.2%
House we liked	5.0%	8.2%	3.2%
Price of housing	7.9%	7.8%	-0.1%
Sense of community	4.6%	7.8%	3.2%
Near public transportation/Metro	3.1%	5.4%	2.3%
Near family/friends	2.6%	4.1%	1.5%
Convenient to Beltway/major highways	4.3%	3.0%	-1.3%
Safe	3.0%	2.0%	-1.0%
Moved with spouse/partner/parents	2.7%	1.6%	-1.1%
Nothing in particular	2.7%	2.0%	-0.7%
Other	15.9%	3.5%	-12.4%
Don't know/refuse	0.4%	1.1%	0.7%
Total	100.0%	100.0%	

4.5. Was the Falls Church school system a factor in your decision to move to Falls Church? (Asked of those not mentioning schools earlier)\*

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	12.9%	10.5%	-2.4%
No	86.8%	88.7%	1.9%
Don't know/refuse	0.3%	0.8%	0.5%
Total	100.0%	100.0%	

4.51. Was the Falls Church school system a factor in your decision to stay in Falls Church? (asked of those who moved from another home in Falls Church)

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	57.2%	66.4%	9.2%
No	41.3%	33.6%	-7.7%
Don't know/refuse	1.5%	0.0%	-1.5%
Total	100.0%	100.0%	

5. Do you plan to move in the next year?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	16.3%	13.3%	-3.0%
No	79.1%	83.0%	3.9%
Don't know/refuse	4.7%	3.7%	-1.0%
Total	100.0%	100.0%	

5.1. Do you plan to move in the next two to ten years?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	32.7%	44.1%	11.4%
No	48.5%	37.0%	-11.5%
Don't know/refuse	18.8%	18.9%	0.1%
Total	100.0%	100.0%	

6.3. When you move, do you plan to stay in Falls Church, or will you move to another city or county?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Another place in Falls Church	20.9%	15.2%	-5.7%
Alexandria	0.9%	1.3%	0.4%
Arlington County	4.4%	3.6%	-0.8%
District of Columbia	3.6%	1.2%	-2.4%
Fairfax County	6.2%	6.2%	0.0%
Fairfax City	1.0%	0.3%	-0.7%
Loudoun County	0.6%	1.7%	1.1%
Prince William County	0.6%	1.0%	0.4%
Stafford County	0.1%	0.1%	0.0%
Other	28.0%	33.9%	5.9%
Don't know or refuse	33.7%	35.5%	1.8%
Total	100.0%	100.0%	

6.31. What is the most important reason you are planning to move to that city or county? (Asked if planning to move out of Falls Church)

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Family	6.4%	20.1%	13.7%
Price of housing/cost of living	20.6%	19.0%	-1.6%
Retirement	7.6%	11.9%	4.3%
Changing job	8.7%	8.4%	-0.3%
General location/convenient	2.6%	4.0%	1.4%
Lower Taxes	1.6%	3.7%	2.1%
Less crowded/congested	2.6%	3.7%	1.1%
Lived there before/own property	1.1%	3.5%	2.4%
Better schools	2.4%	3.1%	0.7%
Other	40.4%	21.4%	-19.0%
Don't know/refuse	6.0%	1.2%	-4.8%
Total	100.0%	100.0%	

6.6. Would you consider buying a house that you didn't particularly like but in a desirable location with the intention of tearing it down and building a new one?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	21.6%	20.8%	-0.8%
No	74.8%	76.9%	2.1%
Don't know/refuse	3.6%	2.4%	-1.2%
Total	100.0%	100.0%	

Rec Do you own or rent?

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Own	64.7%	67.6%	2.9%
Rent	34.0%	31.6%	-2.4%
Don't pay cash rent	1.2%	0.5%	-0.7%
Don't know/refuse	0.1%	0.3%	0.2%
Total	100.0%	100.0%	

8. Do you plan to undertake a major improvement in your current home in the next five years? (Asked of owners)

	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	27.5%	25.8%	-1.7%
No	69.4%	70.5%	1.1%
Don't know/refuse	3.1%	3.7%	0.6%
Total	100.0%	100.0%	0.0%



8.1. What type of improvement is that?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Modernize kitchen or bath	36.0%	40.4%	4.4%
Add one or more rooms	36.9%	29.8%	-7.1%
Finish an unfinished basement	8.2%	8.8%	0.6%
Add porch or deck	4.0%	3.9%	-0.1%
Landscaping	0.6%	2.1%	1.5%
Add or enlarge garage	1.9%	1.7%	-0.2%
Extensively remodel or build new home	0.6%	3.3%	2.7%
Other	9.3%	7.2%	-2.1%
Don't know/refuse	2.5%	2.7%	0.2%
Total	100.0%	100.0%	
8.2. How much do you expect this improvement to cost?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Less than \$25,000	38.7%	28.3%	-10.4%
\$25,000 to \$49,999	10.9%	11.6%	0.7%
\$50,000 to \$74,999	9.7%	7.9%	-1.8%
\$75,000 to \$99,999	5.8%	2.2%	-3.6%
\$100,000 to \$199,999	12.0%	10.9%	-1.1%
\$200,000 or more	4.1%	11.9%	7.8%
Don't know/refuse	18.9%	27.2%	8.3%
Total	100.0%	100.0%	
Rec. Dwelling unit type	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Single-Family Detached	47.8%	48.5%	0.7%
Townhouse	10.9%	11.2%	0.3%
2-4 Plex	0.2%	0.2%	0.0%
Apartment or Condo	41.1%	40.1%	-1.0%
Total	100.0%	100.0%	
10. How many persons live in your home?	<u>2001</u>	<u>2006</u>	<u>Difference</u>
One	27.9%	28.1%	0.2%
Two	31.9%	33.2%	1.3%
Three	15.7%	15.8%	0.1%
Four	17.1%	15.1%	-2.0%
Five	4.7%	5.4%	0.7%
Six	1.6%	1.6%	0.0%
Seven or more	0.1%	0.3%	0.2%
Don't know/refuse	1.0%	0.5%	-0.5%
Total	100.0%	100.0%	

Rec. Household income	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Below \$30,000	9.8%	9.2%	-0.6%
\$30,000-\$49,999	12.9%	10.7%	-2.2%
\$50,000-\$99,999	33.9%	23.2%	-10.7%
\$100,000 or more	25.6%	38.2%	12.6%
Don't know/refuse	17.8%	18.7%	0.9%
Total	100.0%	100.0%	

Rec. Household Income with Don't know/refused removed	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Below \$30,000	11.9%	11.3%	-0.6%
\$30,000-\$49,999	15.7%	13.2%	-2.5%
\$50,000-\$99,999	41.2%	28.5%	-12.7%
\$100,000 or more	31.1%	47.0%	15.9%
Total	100.0%	100.0%	

11.1 Children under 5 in households	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Number of Households with:			
None under 5	4135	4112	-23
1 under 5	375	379	4
2 under 5	51	95	44
3 under 5	11	10	-1
Total number of children under 5	510	599	89

12.1. Children ages 5-17 in households	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Number of Households with:			
None 5-17	3208	3290	82
1 5-17	773	718	-55
2 5-17	475	484	9
3 5-17	99	85	-14
4 5-17	15	3	-12
5 5-17	3	0	-3
Total number of children 5-17	2095	1953	-142

15.1. Marital status of householder	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Single	22.1%	21.2%	-0.9%
Married	54.5%	56.3%	1.8%
Widowed	10.4%	7.9%	-2.5%
Divorced	11.1%	12.1%	1.0%
Separated	1.9%	1.1%	-0.8%
Don't know/refuse	0.0%	1.3%	1.3%
Total	100.0%	100.0%	

15.2. Employment status of householder	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Employed full-time (35 hours or more)	56.9%	58.2%	1.3%
Employed part-time (less than 35 hours)	8.7%	10.0%	1.3%
Keeping house / stay at home parent	4.7%	6.7%	2.0%
Disabled or unable to work	1.2%	0.5%	-0.7%
Retired	25.1%	21.7%	-3.4%
Student	1.9%	1.3%	-0.6%
Military	0.0%	0.1%	0.1%
Unemployed, looking for work	1.3%	1.2%	-0.1%
Other	0.6%	0.1%	-0.5%
Don't know/refuse	0.2%	0.2%	0.0%
	100.6%	100.0%	
15.3. Educational Attainment of Householder	<u>2001</u>	<u>2006</u>	<u>Difference</u>
8 years or less	0.9%	1.0%	0.1%
9 to 11 years	1.1%	0.8%	-0.3%
12 years (high school grad)	11.9%	8.9%	-3.0%
Some college but no degree	15.7%	10.1%	-5.6%
Associate degree	3.3%	4.9%	1.6%
Bachelor's degree	31.4%	28.5%	-2.9%
Master's degree	23.0%	29.5%	6.5%
Post-baccalaureate certificate	2.6%	4.2%	1.6%
Doctorate or professional degree:	9.7%	10.5%	0.8%
PhD, MD, DDS, LLB, JD.....			
Don't know/refuse	0.4%	1.6%	1.2%
	100.0%	100.0%	
16. Are you of Hispanic or Latino origin? (respondent)	<u>2001</u>	<u>2006</u>	<u>Difference</u>
Yes	5.1%	4.9%	-0.2%
NO	93.5%	94.5%	1.0%
Don't know/refuse	1.4%	0.6%	-0.8%
Total	100.0%	100.0%	
16.1. What is your racial origin? (respondent)	<u>2001</u>	<u>2006</u>	<u>Difference</u>
White or Caucasian	87.8%	84.9%	-2.9%
Black or African American	2.7%	3.0%	0.3%
Asian or Pacific Islander	3.9%	5.0%	1.1%
Native American	0.3%	0.4%	0.1%
Mixed/Mestizo	1.6%	1.7%	0.1%
Other	0.0%	1.9%	1.9%
Don't know/refuse	3.7%	3.1%	-0.6%
Total	100.0%	100.0%	